

<b>SOLICITATION, OFFER, AND AWARD</b> <i>(Construction, Alteration, or Repair)</i>	1. SOLICITATION NO.	2. TYPE OF SOLICITATION	3. DATE ISSUED	PAGE OF PAGES
	GS-09P-12-KS-C-0023	<input type="checkbox"/> SEALED BID (IFB) <input checked="" type="checkbox"/> NEGOTIATED (RFP)	MAY 29, 2012	1 20

**IMPORTANT** - The "offer" section on the reverse must be fully completed by offeror.

4. CONTRACT NO. GS-09P-14-KS-C-0003	5. REQUISITION/PURCHASE REQUEST NO. 9P3PME-12-0040	6. PROJECT PLAN
7. ISSUED BY GSA, FMSP DIV, ENERGY & SUSTAINABILITY BR 450 GOLDEN GATE AVE, 4TH FL EAST SAN FRANCISCO CA 94102	CODE 9P3PME	8. ADDRESS OFFER TO FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308
		CA0150CC

9. FOR INFORMATION CALL:	a. NAME Mark S. Levi	b. TELEPHONE NO. (Include area code) (NO COLLECT CALLS) (b) (6)
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### SOLICITATION

NOTE: In sealed bid solicitations "offer" and "offeror" mean "bid and "bidder".

10. THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS (Title, identifying no., date)

See Attached

11. The Contractor shall begin performance _____ calendar days and complete it within _____ calendar days after receiving <input type="checkbox"/> award, <input type="checkbox"/> notice to proceed. This performance period is <input type="checkbox"/> mandatory <input checked="" type="checkbox"/> negotiable. (See _____.)
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12a. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS? (If "YES," indicate within how many calendar days after award in Item 12b).	12b. CALENDAR DAYS
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	30

### 13. ADDITIONAL SOLICITATION REQUIREMENTS:

- Sealed offers in original and \_\_\_\_\_ copies to perform the work required are due at the place specified in Item 8 by 12:00 PM PT (hour) local time NOV 25, 2013 (date). If this is a sealed bid solicitation, offers will be publicly opened at that time. Sealed envelopes containing offers shall be marked to show the offeror's name and address, the solicitation number, and the date and time offers are due.
- An offer guarantee ☐ is, ☒ is not required.
- All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by
- Offers providing less than \_\_\_\_\_ calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.

## OFFER (Must be fully completed by offeror)

14. NAME AND ADDRESS OF OFFEROR (Include ZIP Code)

ABM INDUSTRIES INCORPORATED

TIN: (b) (4)

152 TECHNOLOGY DRIVE

CAGE: 1STH2

IRVINE CA 92618

DUNS:006911622

15. TELEPHONE NO. (Include area code)

(212) 297-0200

16. REMITTANCE ADDRESS (Include only if different than Item 14.)

CODE 00002771

FACILITY CODE

17. The offeror agrees to perform the work required at the prices specified below in strict accordance with the terms of this solicitation, if this offer is accepted by the Government in writing within \_\_\_\_\_ calendar days after the date offers are due. (Insert any number equal to or greater than the minimum requirement stated in Item 13d. Failure to insert any number means the offeror accepts the minimum in Item 13d.)

AMOUNTS

18. The offeror agrees to furnish any required performance and payment bonds.

## 19. ACKNOWLEDGMENT OF AMENDMENTS

(The offeror acknowledges receipt of amendments to the solicitation -- give number and date of each)

AMENDMENT NO.										
DATE.										

20a. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER (Type or print)

20. SIGNATURE

20c. OFFER DATE

## AWARD (To be completed by Government)

21. ITEMS ACCEPTED:

See Schedule

22. AMOUNT

\$3,018,599.04

23. ACCOUNTING AND APPROPRIATION DATA

See Schedule

24. SUBMIT INVOICES TO ADDRESS SHOWN IN (4 copies unless otherwise specified)

ITEM

25. OTHER THAN FULL AND OPEN COMPETITION PURSUANT TO

☐ 10 U.S.C. 2304(c)☐ 41 U.S.C. 253(c)

26. ADMINISTERED BY

9P3PMFC

27. PAYMENT WILL BE MADE BY

BCFA

GSA, FMSP DIV, CONTRACTS SECTION

PBS PAYMENTS BRANCH

450 GOLDEN GATE AVE, 4TH FL EAST

P.O. BOX 17181

SAN FRANCISCO CA 94102

FORT WORTH TX 76102-0181

## CONTRACTING OFFICER WILL COMPLETE ITEM 28 OR 29 AS APPLICABLE

☒ 28. NEGOTIATED AGREEMENT (Contractor is required to sign this

document and return 1 copies to issuing office.) Contractor agrees to furnish and deliver all items or perform all work requirements identified on this form and any continuation sheets for the consideration stated in this contract. The rights and obligations of the parties to this contract shall be governed by (a) this contract award, (b) the solicitation, and (c) the clauses, representations, certifications, and specifications incorporated by reference in or attached to this contract.

30a. NAME AND TITLE OF CONTRACTOR OR PERSON AUTHORIZED TO SIGN (Type or print)

Michael Latham President

☐ 29. AWARD (Contractor is not required to sign this document.) Your offer

on this solicitation is hereby accepted as to the items listed. This award consummates the contract, which consists of (a) the Government solicitation and your offer, and (b) this contract award. No further contractual document is necessary.

31a. NAME OF CONTRACTING OFFICER (Type or print)

Patrick G. Jones

patrick.jones@gsa.gov

30b. SIGNATURE

(b) (6)

30c. DATE

12/13/2013

31b. UNITED STATES OF AMERICA

(b) (6)

30c. DATE

12/13/13.

**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
	<p>Energy Performance Savings Contracts (ESPC) Multiple Buildings in Los Angeles and Orange County, CA</p> <ul style="list-style-type: none"> <li>- At Reagan USCH, Santa Ana, CA</li> <li>- At Glen Anderson Federal Building, Long Beach, CA</li> <li>- At Social Security Building, Huntington Park, CA</li> <li>- At Los Angeles Federal Building (300 NLA), Los Angeles, CA</li> <li>- At Roybal Federal Building, Los Angeles, CA</li> </ul>				
1000	<p>CLIN 0001 is awarded with no financial coding for the Energy Savings Performance Contract (ESPC) payments. The amount of \$12,475,862.00 represented on CLIN 0001 is the anticipated total principal, interest and Measurement &amp; Verification (M&amp;V) related costs for the duration of the contract. Following award a financing lock date, a bilateral modification will be issued to incorporate the revised schedules; the only changes to the schedules authorized for this lock date and modification are to reflect changes in treasury rates; basis points above the treasury index must remain the same. This CLIN 0001 does not include Schedule B.8 Operation &amp; Maintenance (M&amp;V) costs.</p> <p>Prior to the beginning of ESPC payments, and annually thereafter, a unilateral administrative modification will be issued by GSA to set up financial coding for the following year's payments.</p> <p>Accounting and Appropriation Data: .2014.192X.09.PG61.P092L220.M06.PGA38. . . . (b) (4) .2014.192X.09.PG61.P092L220.H06.PGA38. . . . (b) (4) .2014.192X.09.PG61.P092L220.K03.PGA38. . . . (b) (4) PR NUMBER: 9P3PME-12-0040 DELIVERY DATE: 04/01/2015 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination</p> <p>Energy Performance Savings Contract And Operation &amp; Maintenance Contract Multiple Buildings in Los Angeles and Huntington Park</p>	(b) (4)			
2000	<p>BASE PERIOD: January 1, 2014 - December 31, 2014</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs at the Los Angeles Federal Building (CA0150CC) 300 N. Los Angeles St</p> <p>Accounting and Appropriation Data: 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA41. .CA0150CC. . (b) (4) 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA42. .CA0150CC. . (b) (4) 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA43. .CA0150CC. . (b) (4)</p>				



**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
	1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA45. .CA0150CC. . (b) (4) 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA46. .CA0150CC. . (b) (4) 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA47. .CA0150CC. . (b) (4) PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2014 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination Period of Performance: 01/01/2014 to 12/31/2014 2000A BASE PERIOD: January 1, 2014 - December 31, 2014 Vertical Transportation Equipment (VTE) maintenance Federal Building (CA0150CC) 300 N. Los Angeles St Accounting and Appropriation Data: 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA44. .CA0150CC. . (b) (4) PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2014 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination Period of Performance: 01/01/2014 to 12/31/2014 2001 OPTION 1: January 1, 2015 - December 31, 2015 Basic Services: Operations, Maintenance and nonreimbursable Repairs at the Los Angeles Federal Building (CA0150CC) 300 N. Los Angeles St PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2015 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination Period of Performance: 01/01/2015 to 12/31/2015 2001A OPTION 1: January 1, 2015 - December 31, 2015 Vertical Transportation Equipment (VTE) maintenance Federal Building (CA0150CC) 300 N. Los Angeles St TOTAL AMOUNT FOR FIRST OPTION IS (b) (4)				



**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
2001B	<p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2015  SHIP TO:  FEDERAL BUILDING  300 NORTH LOS ANGELES STREET  LOS ANGELES CA 90012-3308  FOB : Destination  Period of Performance: 01/01/2015 to 12/31/2015</p> <p>FIRST ELECTRICIAN TEST DURING OPTION 1:  January 1, 2015 - December 31, 2015</p> <p>OPTIONAL: 3 - Year Electrician Testing. Inspection and maintenance) maintenance Federal Building (CA0150CC) 300 N. Los Angeles St</p>	(b) (4)			
2002	<p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2015  SHIP TO:  FEDERAL BUILDING  300 NORTH LOS ANGELES STREET  LOS ANGELES CA 90012-3308  FOB : Destination</p> <p>OPTION 2: January 1, 2016 - December 31, 2016</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs at the Los Angeles Federal Building (CA0150CC) 300 N. Los Angeles St</p>				
2002A	<p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2016  SHIP TO:  FEDERAL BUILDING  300 NORTH LOS ANGELES STREET  LOS ANGELES CA 90012-3308  FOB : Destination  Period of Performance: 01/01/2016 to 12/31/2016</p> <p>OPTION 2: January 1, 2016 - December 31, 2016</p> <p>Vertical Transportation Equipment (VTE) maintenance Federal Building (CA0150CC) 300 N. Los Angeles St</p>				
	<p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2016  SHIP TO:  FEDERAL BUILDING  300 NORTH LOS ANGELES STREET  LOS ANGELES CA 90012-3308  FOB : Destination  Period of Performance: 01/01/2016 to 12/31/2016</p>				
2003	<p>OPTION 3: January 1, 2017 - December 31, 2017</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs at the Los Angeles Federal Building (CA0150CC) 300 N. Los Angeles St</p>				

**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
	<p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2017  SHIP TO:  ROYBAL FEDERAL COURTHOUSE  255 EAST TEMPLE STREET  LOS ANGELES CA 90012-3332  FOB : Destination  Period of Performance: 01/01/2017 to 12/31/2017</p> <p>2003A OPTION 3: January 1, 2017 - December 31, 2017</p> <p>Vertical Transportation Equipment (VTE) maintenance  Federal Building (CA0150CC) 300 N. Los Angeles St</p> <p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2017  SHIP TO:  FEDERAL BUILDING  300 NORTH LOS ANGELES STREET  LOS ANGELES CA 90012-3308  FOB : Destination  Period of Performance: 01/01/2017 to 12/31/2017</p> <p>2004 OPTION 4: January 1, 2018 - December 31, 2018</p> <p>Basic Services: Operations, Maintenance and  nonreimbursable Repairs at the Los Angeles Federal  Building (CA0150CC) 300 N. Los Angeles St</p> <p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2018  SHIP TO:  FEDERAL BUILDING  300 NORTH LOS ANGELES STREET  LOS ANGELES CA 90012-3308  FOB : Destination  Period of Performance: 01/01/2018 to 12/31/2018</p> <p>2004A OPTION 4: January 1, 2018 - December 31, 2018</p> <p>Vertical Transportation Equipment (VTE) maintenance  Federal Building (CA0150CC) 300 N. Los Angeles St</p> <p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2018  SHIP TO:  FEDERAL BUILDING  300 NORTH LOS ANGELES STREET  LOS ANGELES CA 90012-3308  FOB : Destination  Period of Performance: 01/01/2018 to 12/31/2018</p> <p>2004B SECOND TEST ELECTRICIAN TEST DURING OPTION  4: January 1, 2018 - December 31, 2018</p>	(b) (4)			

**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
	<p>OPTIONAL: 3 - Year Electrician Testing. Inspection and maintenance) maintenance Federal Building (CA0150CC) 300 N. Los Angeles St</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2019 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination</p>				
2005	<p>OPTION 5: January 1, 2019 - December 31, 2019</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs at the Los Angeles Federal Building (CA0150CC) 300 N. Los Angeles St</p> <p>TOTAL AMOUNT FOR FIFTH OPTION IS \$ (b) (4)</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2019 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination Period of Performance: 01/01/2019 to 12/31/2019</p>				
2005A	<p>OPTION 5: January 1, 2019 - December 31, 2019</p> <p>Vertical Transportation Equipment (VTE) maintenance Federal Building (CA0150CC) 300 N. Los Angeles St</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2019 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination Period of Performance: 01/01/2019 to 12/31/2019</p>				
2006	<p>OPTION 6: January 1, 2020 - December 31, 2020</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs at the Los Angeles Federal Building (CA0150CC) 300 NLA</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2020 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination Period of Performance: 01/01/2020 to 12/31/2020</p>				



**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
2006A	<p>OPTION 6: January 1, 2020 - December 31, 2020</p> <p>Vertical Transportation Equipment (VTE) maintenance Federal Building (CA0150CC) 300 N. Los Angeles St</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2020 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination Period of Performance: 01/01/2020 to 12/31/2020</p>	(b) (4)			
2007	<p>OPTION 7: January 1, 2021 - December 31, 2021</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs (CA0150CC) Los Angeles Federal Building, 300 NLA St</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2021 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination Period of Performance: 01/01/2021 to 12/31/2021</p>	(b) (4)			
2007A	<p>OPTION 7: January 1, 2021 - December 31, 2021</p> <p>Vertical Transportation Equipment (VTE) maintenance Federal Building (CA0150CC) 300 N. Los Angeles St</p> <p>Accounting and Appropriation Data: .2014.192X.09.PG61.P092L220.K08.PGA44. . CA0150CC. . (b) (4) PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2021 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination Period of Performance: 01/01/2021 to 12/31/2021</p>	(b) (4)			
2007B	<p>THIRD TEST ELECTRICIAN TEST DURING OPTION 7: January 1, 2021 - December 31, 2021</p> <p>OPTION: 3 - Year Electrician Testing. Inspection and maintenance) maintenance Federal Building (CA0150CC) 300 N. Los Angeles St</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2022 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET</p>	(b) (4)			

**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
	LOS ANGELES CA 90012-3308 FOB : Destination				
2008	OPTION 8: January 1, 2022 - December 31, 2022  Basic Services: Operations, Maintenance and nonreimbursable Repairs at the Los Angeles Federal Building (CA0150CC) 300 N. Los Angeles St  PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2022 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination Period of Performance: 01/01/2022 to 12/31/2022	(b) (4)			
2008A	OPTION 8: January 1, 2022 - December 31, 2022  Vertical Transportation Equipment (VTE) maintenance Federal Building (CA0150CC) 300 N. Los Angeles St  PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2022 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination Period of Performance: 01/01/2022 to 12/31/2022				
2009	OPTION 9: January 1, 2023 - December 31, 2023  Basic Services: Operations, Maintenance and nonreimbursable Repairs at the Los Angeles Federal Building (CA0150CC) 300 N. Los Angeles St  PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2023 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination Period of Performance: 01/01/2023 to 12/31/2023				
2009A	OPTION 9: January 1, 2023 - December 31, 2023  Vertical Transportation Equipment (VTE) maintenance Federal Building (CA0150CC) 300 N. Los Angeles St  PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2023 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET				

**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
3000	<p>LOS ANGELES CA 90012-3308</p> <p>FOB : Destination</p> <p>Period of Performance: 01/01/2023 to 12/31/2023</p> <p>Energy Performance Savings Contract And Operation &amp; Maintenance Contract Multiple Buildings in Los Angeles and Huntington Park</p> <p>BASE PERIOD: January 1, 2014 - December 31, 2014</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs: Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>Accounting and Appropriation Data: 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA42. .CA0283CC. . (b) (4) 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA41. .CA0283CC. . (b) (4) 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA43. .CA0283CC. . (b) (4) 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA45. .CA0283CC. . (b) (4) 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA46. .CA0283CC. . (b) (4) 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA47. .CA0283CC. . (b) (4) PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2014 SHIP TO: ROYBAL FEDERAL COURTHOUSE 255 EAST TEMPLE STREET LOS ANGELES CA 90012-3332</p> <p>FOB : Destination</p> <p>Period of Performance: 01/01/2014 to 12/31/2014</p> <p>Energy Performance Savings Contract And Operation &amp; Maintenance Contract Multiple Buildings in Los Angeles and Orange County, CA</p> <p>BASE PERIOD: January 1, 2014 - December 31, 2014</p> <p>Vertical Transportation Equipment (VTE) maintenance Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>Accounting and Appropriation Data: 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA44. .CA0283CC. . (b) (4) PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2014 SHIP TO: ROYBAL FEDERAL COURTHOUSE 255 EAST TEMPLE STREET</p>	(b) (4)			
3000A					



**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
3001	<p>LOS ANGELES CA 90012-3332  FOB : Destination  Period of Performance: 01/01/2014 to 12/31/2014</p> <p>OPTION 1: January 1, 2015 - December 31, 2015</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs: Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2015  SHIP TO:  ROYBAL FEDERAL COURTHOUSE  255 EAST TEMPLE STREET  LOS ANGELES CA 90012-3332  FOB : Destination  Period of Performance: 01/01/2015 to 12/31/2015</p>	(b) (4)			
3001A	<p>OPTION 1: January 1, 2015 - December 31, 2015</p> <p>Vertical Transportation Equipment (VTE) maintenance Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2015  SHIP TO:  ROYBAL FEDERAL COURTHOUSE  255 EAST TEMPLE STREET  LOS ANGELES CA 90012-3332  FOB : Destination  Period of Performance: 01/01/2015 to 12/31/2015</p>				
3001B	<p>FIRST ELECTRICIAN TEST DURING OPTION 1: January 1, 2015 - December 31, 2015</p> <p>OPTION: 3 - Year Electrician Testing. Inspection and maintenance) maintenance Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2016  SHIP TO:  ROYBAL FEDERAL COURTHOUSE  255 EAST TEMPLE STREET  LOS ANGELES CA 90012-3332  FOB : Destination</p>				
3002	<p>OPTION 2: January 1, 2016 - December 31, 2016</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs: Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2016</p>				

**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
3002A	<p>SHIP TO:  ROYBAL FEDERAL COURTHOUSE  255 EAST TEMPLE STREET  LOS ANGELES CA 90012-3332  FOB : Destination  Period of Performance: 01/01/2016 to 12/31/2016</p> <p>OPTION 2: January 1, 2016 - December 31, 2016</p> <p>Vertical Transportation Equipment (VTE) maintenance  Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse  (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2016  SHIP TO:  ROYBAL FEDERAL COURTHOUSE  255 EAST TEMPLE STREET  LOS ANGELES CA 90012-3332  FOB : Destination  Period of Performance: 01/01/2016 to 12/31/2016</p>	(b) (4)			
3003	<p>OPTION 3: January 1, 2017 - December 31, 2017</p> <p>Basic Services: Operations, Maintenance and  nonreimbursable Repairs: Edward R. Roybal Federal  Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple  St.</p> <p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2017  SHIP TO:  ROYBAL FEDERAL COURTHOUSE  255 EAST TEMPLE STREET  LOS ANGELES CA 90012-3332  FOB : Destination  Period of Performance: 01/01/2017 to 12/31/2017</p>				
3003A	<p>OPTION 3: January 1, 2017 - December 31, 2017</p> <p>Vertical Transportation Equipment (VTE) maintenance  Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse  (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2017  SHIP TO:  ROYBAL FEDERAL COURTHOUSE  255 EAST TEMPLE STREET  LOS ANGELES CA 90012-3332  FOB : Destination  Period of Performance: 01/01/2017 to 12/31/2017</p>				
3004	<p>OPTION 4: January 1, 2018 - December 31, 2018</p> <p>Basic Services: Operations, Maintenance and  nonreimbursable Repairs: Edward R. Roybal Federal  Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple  St.</p>				

**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
	<p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2018  SHIP TO:  ROYBAL FEDERAL COURTHOUSE  255 EAST TEMPLE STREET  LOS ANGELES CA 90012-3332  FOB : Destination  Period of Performance: 01/01/2018 to 12/31/2018</p>				
3004A	<p>OPTION 4: January 1, 2018 - December 31, 2018</p> <p>Vertical Transportation Equipment (VTE) maintenance  Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse  (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2018  SHIP TO:  ROYBAL FEDERAL COURTHOUSE  255 EAST TEMPLE STREET  LOS ANGELES CA 90012-3332  FOB : Destination  Period of Performance: 01/01/2018 to 12/31/2018</p>	(b) (4)			
3004B	<p>SECOND ELECTRICIAN TEST DURING OPTION 4 :  January 1, 2018 - December 31, 2018</p> <p>OPTION: 3 - Year Electrician Testing. Inspection and  maintenance) maintenance Edward R. Roybal Federal  Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple  St.</p> <p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2019  SHIP TO:  ROYBAL FEDERAL COURTHOUSE  255 EAST TEMPLE STREET  LOS ANGELES CA 90012-3332  FOB : Destination</p>				
3005	<p>OPTION 5: January 1, 2019 - December 31, 2019</p> <p>Basic Services: Operations, Maintenance and  nonreimbursable Repairs: Edward R. Roybal Federal  Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple  St.</p> <p>PR NUMBER: 9P3PME-14-5003  DELIVERY DATE: 12/31/2019  SHIP TO:  ROYBAL FEDERAL COURTHOUSE  255 EAST TEMPLE STREET  LOS ANGELES CA 90012-3332  FOB : Destination  Period of Performance: 01/01/2019 to 12/31/2019</p>				
3005A	<p>OPTION 5: January 1, 2019 - December 31, 2019</p>				



**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
	<p>Vertical Transportation Equipment (VTE) maintenance Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2019 SHIP TO: ROYBAL FEDERAL COURTHOUSE 255 EAST TEMPLE STREET LOS ANGELES CA 90012-3332 FOB : Destination Period of Performance: 01/01/2019 to 12/31/2019</p>				
3006	<p>OPTION 6: January 1, 2020 - December 31, 2020</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs: Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2020 SHIP TO: ROYBAL FEDERAL COURTHOUSE 255 EAST TEMPLE STREET LOS ANGELES CA 90012-3332 FOB : Destination Period of Performance: 01/01/2020 to 12/31/2020</p>				
3006A	<p>OPTION 6: January 1, 2020 - December 31, 2020</p> <p>Vertical Transportation Equipment (VTE) maintenance Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2020 SHIP TO: ROYBAL FEDERAL COURTHOUSE 255 EAST TEMPLE STREET LOS ANGELES CA 90012-3332 FOB : Destination Period of Performance: 01/01/2020 to 12/31/2020</p>				
3007	<p>OPTION 7: January 1, 2021 - December 31, 2021</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs: Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2021 SHIP TO: ROYBAL FEDERAL COURTHOUSE 255 EAST TEMPLE STREET LOS ANGELES CA 90012-3332 FOB : Destination Period of Performance: 01/01/2021 to 12/31/2021</p>				

(b) (4)

**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
3007A	<p>OPTION 7: January 1, 2021 - December 31, 2021</p> <p>Vertical Transportation Equipment (VTE) maintenance Edward R. Roybal Federal Building &amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2021 SHIP TO: ROYBAL FEDERAL COURTHOUSE 255 EAST TEMPLE STREET LOS ANGELES CA 90012-3332 FOB : Destination Period of Performance: 01/01/2021 to 12/31/2021</p>	(b) (4)			
3007B	<p>THIRD ELECTRICIAN TEST DURING OPTION 7: January 1, 2021 - December 31, 2022</p> <p>OPTION: 3 - Year Electrician Testing. Inspection and maintenance) maintenance Edward R. Roybal Federal Building &amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2022 SHIP TO: FEDERAL BUILDING 300 NORTH LOS ANGELES STREET LOS ANGELES CA 90012-3308 FOB : Destination</p>				
3008	<p>OPTION 8: January 1, 2022 - December 31, 2022</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs: Edward R. Roybal Federal Building &amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2022 SHIP TO: ROYBAL FEDERAL COURTHOUSE 255 EAST TEMPLE STREET LOS ANGELES CA 90012-3332 FOB : Destination Period of Performance: 01/01/2022 to 12/31/2022</p>				
3008A	<p>OPTION 8: January 1, 2022 - December 31, 2022</p> <p>Vertical Transportation Equipment (VTE) maintenance Edward R. Roybal Federal Building &amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2022 SHIP TO: ROYBAL FEDERAL COURTHOUSE 255 EAST TEMPLE STREET LOS ANGELES CA 90012-3332</p>				

**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
3009	<p>FOB : Destination Period of Performance: 01/01/2022 to 12/31/2022</p> <p>OPTION 9: January 1, 2023 - December 31, 2023</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs: Edward R. Roybal Federal Building&amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2023 SHIP TO: ROYBAL FEDERAL COURTHOUSE 255 EAST TEMPLE STREET LOS ANGELES CA 90012-3332</p> <p>FOB : Destination Period of Performance: 01/01/2023 to 12/31/2023</p>	(b) (4)			
3009A	<p>OPTION 9: January 1, 2023 - December 31, 2023</p> <p>Vertical Transportation Equipment (VTE) maintenance Edward R. Roybal Federal Building&amp; U.S. Courthouse (CA0283CC) 255 Temple St.</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2023 SHIP TO: ROYBAL FEDERAL COURTHOUSE 255 EAST TEMPLE STREET LOS ANGELES CA 90012-3332</p> <p>FOB : Destination Period of Performance: 01/01/2023 to 12/31/2023</p>	(b) (4)			
4000	<p>Energy Performance Savings Contract And Operation &amp; Maintenance Contract Multiple Buildings in Los Angeles and Huntington Park</p> <p>BASE PERIOD PERIOD OF PERFORMANCE: January 1, 2014 - December 31, 2014</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs: Federal Building (CA0194ZZ) at SSA Building in Huntington Park, CA</p> <p>Accounting and Appropriation Data: 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA42. .CA0194ZZ. . (b) (4) 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA41. .CA0194ZZ. . (b) (4) 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA43. .CA0194ZZ. . (b) (4) 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA45. .CA0194ZZ. . (b) (4) 1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA46. .CA0194ZZ. . (b) (4)</p>	(b) (4)			



**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
	1B4JA0166.2014.192X.09.PG61.P092L220.K08.PGA47. .CA0194ZZ. . \$1,380.53 PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2014 SHIP TO: SOCIAL SECURITY ADMINISTRATION BLDG 6303 RUGBY AVENUE HUNTINGTON PARK CA 90255-4002 FOB : Destination Period of Performance: 01/01/2014 to 12/31/2014				
4001	OPTION 1: January 1, 2015 - December 31, 2015  Basic Services: Operations, Maintenance and nonreimbursable Repairs: Federal Building (CA0194ZZ) at SSA Building in Huntington Park, CA  PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2015 SHIP TO: SOCIAL SECURITY ADMINISTRATION BLDG 6303 RUGBY AVENUE HUNTINGTON PARK CA 90255-4002 FOB : Destination Period of Performance: 01/01/2015 to 12/31/2015	(b) (4)			
4002	OPTION 2: January 1, 2016 - December 31, 2016  Basic Services: Operations, Maintenance and nonreimbursable Repairs: Federal Building (CA0194ZZ) at SSA Building in Huntington Park, CA  PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2016 SHIP TO: SOCIAL SECURITY ADMINISTRATION BLDG 6303 RUGBY AVENUE HUNTINGTON PARK CA 90255-4002 FOB : Destination Period of Performance: 01/01/2016 to 12/31/2016				
4003	OPTION 3: January 1, 2017 - December 31, 2017  Basic Services: Operations, Maintenance and nonreimbursable Repairs: Federal Building (CA0194ZZ) at SSA Building in Huntington Park, CA  PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2017 SHIP TO: SOCIAL SECURITY ADMINISTRATION BLDG 6303 RUGBY AVENUE HUNTINGTON PARK CA 90255-4002 FOB : Destination Period of Performance: 01/01/2017 to 12/31/2017				
4004	OPTION 4: January 1, 2018 - December 31, 2018				

**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
	<p>Basic Services: Operations, Maintenance and nonreimbursable Repairs: Federal Building (CA0194ZZ) at SSA Building in Huntington Park, CA</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2018 SHIP TO: SOCIAL SECURITY ADMINISTRATION BLDG 6303 RUGBY AVENUE HUNTINGTON PARK CA 90255-4002 FOB : Destination Period of Performance: 01/01/2018 to 12/31/2018</p> <p>4005 OPTION 5: January 1, 2019 - December 31, 2019</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs: Federal Building (CA0194ZZ) at SSA Building in Huntington Park, CA</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2019 SHIP TO: SOCIAL SECURITY ADMINISTRATION BLDG 6303 RUGBY AVENUE HUNTINGTON PARK CA 90255-4002 FOB : Destination Period of Performance: 01/01/2019 to 12/31/2019</p> <p>4006 OPTION 6: January 1, 2020 - December 31, 2020</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs: Federal Building (CA0194ZZ) at SSA Building in Huntington Park, CA</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2020 SHIP TO: SOCIAL SECURITY ADMINISTRATION BLDG 6303 RUGBY AVENUE HUNTINGTON PARK CA 90255-4002 FOB : Destination Period of Performance: 01/01/2020 to 12/31/2020</p> <p>4007 OPTION 7: January 1, 2021 - December 31, 2021</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs: Federal Building (CA0194ZZ) at SSA Building in Huntington Park, CA</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2021 SHIP TO: SOCIAL SECURITY ADMINISTRATION BLDG 6303 RUGBY AVENUE HUNTINGTON PARK CA 90255-4002 FOB : Destination Period of Performance: 01/01/2021 to 12/31/2021</p>	(b) (4)			

**SCHEDULE Continued**

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
4008	<p>OPTION 8: January 1, 2022 - December 31, 2022</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs: Federal Building (CA0194ZZ) at SSA Building in Huntington Park, CA</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2022 SHIP TO: SOCIAL SECURITY ADMINISTRATION BLDG 6303 RUGBY AVENUE HUNTINGTON PARK CA 90255-4002 FOB : Destination Period of Performance: 01/01/2022 to 12/31/2022</p>	(b) (4)			
4009	<p>OPTION 9: January 1, 2023 - December 31, 2023</p> <p>Basic Services: Operations, Maintenance and nonreimbursable Repairs: Federal Building (CA0194ZZ) at SSA Building in Huntington Park, CA</p> <p>TOTAL AMOUNT FOR EIGHT OPTION IS (b) (4)</p> <p>PR NUMBER: 9P3PME-14-5003 DELIVERY DATE: 12/31/2023 SHIP TO: SOCIAL SECURITY ADMINISTRATION BLDG 6303 RUGBY AVENUE HUNTINGTON PARK CA 90255-4002 FOB : Destination Period of Performance: 01/01/2023 to 12/31/2023</p> <p>Energy Performance Savings Contract And Operation &amp; Maintenance Contract Multiple Buildings in Los Angeles and Huntington Park - Social Security Building, Huntington Park, CA - Los Angeles Federal Building, Los Angeles, CA - Roybal Federal Building, CA</p>	(b) (4)			
5000	<p>Hourly rate General Maintenance Technician, Normal Working Hours (IQ)</p> <p>PR NUMBER: 9P3PME-14-5003 FOB : Destination</p>				
5001	<p>Hourly rate General Maintenance Technician, overtime and Call back (Indefinite Quantity)</p> <p>PR NUMBER: 9P3PME-14-5003 FOB : Destination</p> <p>Energy Performance Savings Contract And Operation &amp; Maintenance Contract Multiple Buildings in Los Angeles and Huntington Park - Social Security Building, Huntington Park, CA - Los Angeles Federal Building, Los Angeles, CA - Roybal Federal Building, Los Angeles, CA</p>				
5002	<p>Hourly rate, HVAC Technician, Normal Working Hours (Indefinite Quantity)</p> <p>PR NUMBER: 9P3PME-14-5003 FOB : Destination</p> <p>Energy Performance Savings Contract And Operation &amp; Maintenance Contract</p>				



ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
5003	<p>Multiple Buildings in Los Angeles and Huntington Park            - Social Security Building, Huntington Park, CA            - Los Angeles Federal Building, Los Angeles, CA            - Roybal Federal Building, Los Angeles, CA</p> <p>Hourly rate, HVAC Technician, overtime and Callback            (Indefinite Quantity)</p> <p>Accounting and Appropriation Data:            .2014.192X.09.PG61.P092L220.K08.PGA42. . . .</p> <p>(b) (4)</p> <p>PR NUMBER: 9P3PME-14-5003            FOB : Destination</p> <p>Energy Performance Savings Contract            And Operation &amp; Maintenance Contract            Multiple Buildings in Los Angeles and Huntington Park            - Social Security Building, Huntington Park, CA            - Los Angeles Federal Building, Los Angeles, CA            - Roybal Federal Building, Los Angeles, CA</p>	(b) (4)			
6000	<p>START UP PHASE - ONE TIME CHARGE            BASE YEAR: January 1, 2014 - December 31, 2014</p> <p>PR NUMBER: 9P3PME-14-5003            FOB : Destination</p> <p>Energy Performance Savings Contract            And Operation &amp; Maintenance Contract            Multiple Buildings in Los Angeles and Huntington Park            - Social Security Building, Huntington Park, CA            - Los Angeles Federal Building, Los Angeles, CA            - Roybal Federal Building, Los Angeles, CA</p>				
7000	<p>Standard Coefficient [IQ] - PERCENT OF COST</p> <p>PR NUMBER: 9P3PME-14-5003            FOB : Destination</p>				



**CONTRACT NUMBER: G S - 0 9 P - 14 - K S C - 0003**

**SERVICE: BUILDING OPERATIONS AND MAINTENANCE SERVICES**

**LOCATIONS:**

- 1.) Federal Building (CA0150CC)**  
300 N. Los Angeles St.  
Los Angeles, CA 90012
- 2.) Edward R. Roybal Federal Building & U.S. Courthouse (CA0283CC)**  
255 E. Temple St.  
Los Angeles, CA 90012
- 3.) Federal Building (CA0194ZZ)**  
6303 Rugby Ave.  
Huntington Park, CA 90255

**PERIOD OF PERFORMANCE:** January 1, 2014 through December 31, 2014,  
with additional annual options.

## OPERATIONS AND MAINTENANCE REQUIREMENTS

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<b>B. SERVICES, ORDERING AND PRICES (APPLICABLE TO THIS O&amp;M SPECIFICATION ONLY)</b>
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***B.1. DESCRIPTION OF SERVICES***

This is a Performance Based Statement of Work (PBSOW). The Contractor shall provide all management, supervision, labor, materials, supplies, and equipment (except as otherwise provided), and shall plan, schedule, coordinate and assure effective performance of Building Operations and Maintenance services of facilities, structures, equipment and systems described herein.

***B.2. OPTION PERIODS***

Offerors are cautioned that any offer may be rejected as non-responsive if it is materially unbalanced as to prices for the options and the initial contract period. An offer is unbalanced when it is based on prices which are significantly less than cost for some work and prices which are significantly overstated for other work.

***B.3. SERVICE CONTRACT ACT ASSUMPTIONS***

Offerors shall price the contract by assuming the minimum hourly wages and fringe benefits established by the Administrator, Wage and Hour Division, U.S. Department of Labor, for the initial period of performance will apply to the entire performance period of the contract. The minimum wage rates and fringe benefits applicable to the initial period of performance are outlined in the incorporated wage determination.

Contract price(s) will be adjusted upward or downward effective on each anniversary date of the contract in accordance with the clause contained in Part II, Section I, FAR 52.222-43, FAIR LABOR STANDARDS ACT AND SERVICE CONTRACT ACT - PRICE ADJUSTMENT (MULTIPLE YEAR AND OPTION CONTRACTS) (MAY 1989), with the incorporation of an updated wage determination.

NOTE: This building is under a collective bargaining agreement, which acts in lieu of the wage determination.

***B.4. ORDERING LIMITATIONS***

The annual maximum ordering limitation for Additional Services and Reimbursable Repairs is \$1,000,000.00

The limitation per order for Additional Services and Reimbursable Repairs is \$500,000.00

The price of the Basic Services of this contract serves in place of an annual minimum ordering limitation.



## ***B.5. AUTOMATIC PRICE ADJUSTMENTS FOR MINOR INVENTORY CHANGES***

### **Inventory Changes**

If changes are made in the inventory of equipment requiring preventive (scheduled) maintenance during the period of performance of the contract (including option periods), the contract price shall be automatically adjusted as follows, using the then current edition of the "Preventive Maintenance" section of R.S. Means' Means Facilities Maintenance & Repair Cost Data:

- (1) For each item added or deleted, multiply the annualized man-hours standard for the most comparable item in the book by the appropriate hourly rates in the Price Schedule.
- (2) To the value determined in (1) above, add the annualized material bare cost for the same item in the book.
- (3) This process should be conducted for each item of equipment added or deleted. Deletions shall be treated as negative numbers.
- (4) The summation of item values determined by steps (1) through (3) above shall produce the total change in contract price. This may be positive or negative.

This adjustment only applies to actual physical changes in building equipment during the term of the contract. Errors in inventory or assessment of the facility by the Contractor when developing the Contractor's offer are the responsibility of the Contractor and shall not result in price adjustment.

### **Cumulative Adjustment**

If cumulative price changes exceed +10%, or -10%, of the base price of the contract, this process shall no longer be used. The contract shall be subject to a negotiated equitable adjustment. If Means Facilities Maintenance and Repair Cost Data does not include certain items, changes in inventory quantities of these items shall be subject to a negotiated equitable adjustment.

## ***B.6. PRICE ADJUSTMENT FOR EQUIPMENT UPGRADES***

If the Government funds upgrades to Controls or equipment, the contract price is subject to a negotiated price reduction to reflect the decrease in operations and maintenance costs reasonably expected from the improvements.

### B.7. PRICE SCHEDULE

Each line item below includes all labor, materials, equipment, tools, supervision and management support to accomplish the relevant tasks in accordance with the specification. All proposed prices should be for the unit indicated.

The contract shall be for a 1 year base with nine one (1) year option periods from effective date of the contract.

LINE	DESCRIPTION OF SERVICE	Notes	UNIT BID PRICE	TOTAL: 12-MONTH BASE PERIOD	TOTAL: 12-MONTH FIRST OPTION PERIOD	TOTAL: 12-MONTH SECOND OPTION PERIOD	TOTAL: 12-MONTH THIRD OPTION PERIOD	TOTAL: 12-MONTH FOURTH OPTION PERIOD
1001	Basic Services: Operations, Maintenance and non-reimbursable Repairs: Federal Building (CA0150CC) 300 N. Los Angeles St.		\$ _____ PER MONTH	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
1002	Basis Services: Operations, Maintenance and non-reimbursable Repairs: Edward R. Roybal Federal Building & U.S. Courthouse (CA0283CC) 255 E. Temple St.		\$ _____ PER MONTH	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
1003	Basis Services: Operations, Maintenance and non-reimbursable Repairs: Federal Building (CA0194ZZ) 6303 Rugby Ave.		\$ _____ PER MONTH	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
001	Hourly rate, General Maintenance Technician, Normal Working Hours (IQ)[ ]	3,4	\$ _____ PER HOUR					
2002	Hourly rate, General Maintenance Technician, overtime and Callback (IQ)[ ]	1,3,4	\$ _____ PER HOUR					
2003	Hourly rate, HVAC Technician, Normal Working Hours(IQ)	3,4	\$ _____ PER HOUR					
2004	Hourly rate, HVAC Technician, overtime and Callback( IQ)	1,3,4	\$ _____ PER HOUR					
3001	Vertical Transportation Equipment (VTE) maintenance Federal Building (CA0150CC) 300 N. Los Angeles St.	5	\$ _____ PER MONTH	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
3002	Vertical Transportation Equipment (VTE) maintenance Edward R. Roybal Federal Building & U.S. Courthouse (CA0283CC) 255 E. Temple St.	5	\$ _____ PER MONTH	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
4001	OPTION: 3-Year Electrical Testing, Inspection and maintenance Federal Building (CA0150CC) 300 N. Los Angeles St.	5	\$ _____ PER JOB					

LINE	DESCRIPTION OF SERVICE	Notes	UNIT BID PRICE	TOTAL: 12-MONTH BASE PERIOD	TOTAL: 12-MONTH FIRST OPTION PERIOD	TOTAL: 12-MONTH SECOND OPTION PERIOD	TOTAL: 12-MONTH THIRD OPTION PERIOD	TOTAL: 12-MONTH FOURTH OPTION PERIOD
4002	OPTION: 3-Year Electrical Testing, Inspection and maintenance Edward R. Roybal Federal Building & U.S. Courthouse (CA0283CC) 255 E. Temple St	5	\$ _____ PER JOB			\$ _____		
5001	Startup Phase		\$ _____ ONE TIME CHARGE					
6001	Standard Coefficient [IQ]	2,3	% PERCENT OF COST					

LINE	DESCRIPTION OF SERVICE	Notes	TOTAL: 12-MONTH FIFTH OPTION PERIOD	TOTAL: 12-MONTH SIXTH OPTION PERIOD	TOTAL: 12-MONTH SEVENTH OPTION PERIOD	TOTAL: 12-MONTH EIGHTH OPTION PERIOD	TOTAL: 12-MONTH NINTH OPTION PERIOD
1001 cont'd	Basic Services: Operations, Maintenance and non-reimbursable Repairs: Federal Building (CA0150CC) 300 N. Los Angeles St.		\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
1002 cont'd	Basis Services: Operations, Maintenance and non-reimbursable Repairs: Edward R. Roybal Federal Building & U.S. Courthouse (CA0283CC) 255 E. Temple St.		\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
1003 cont'd	Basis Services: Operations, Maintenance and non-reimbursable Repairs: Federal Building (CA0194ZZ) 6303 Rugby Ave.		\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
3001 cont'd	Vertical Transportation Equipment (VTE) maintenance Federal Building (CA0150CC) 300 N. Los Angeles St.	5	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
4002 cont'd	Vertical Transportation Equipment (VTE) maintenance Edward R. Roybal Federal Building & U.S. Courthouse (CA0283CC) 255 E. Temple St.	5	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
4001 cont'd	OPTION: 3-Year Electrical Testing, Inspection and maintenance Federal Building (CA0150CC) 300 N. Los Angeles St.	5	\$ _____				\$ _____
4002 cont'd	OPTION: 3-Year Electrical Testing, Inspection and maintenance Edward R. Roybal Federal Building & U.S. Courthouse (CA0283CC) 255 E. Temple St.	5	\$ _____				\$ _____



NOTES:

1. Overtime and Emergency Callback hourly rates shall be applied for work required to be performed after the Normal Working Hours of the buildings.
2. The Standard Coefficient is the markup to be applied to the Contractor's actual cost of subcontract work or reimbursable parts and materials (as documented by invoice) for Additional Services work, and for determining the cost of Repairs. The Standard Coefficient applied to the base year of the contract shall also apply to all option years.
3. Lines marked IQ are indefinite quantity line items. These rates only apply to work which is reimbursable, i.e., either Additional Services or for Reimbursable Repairs.
4. Hourly rates are proposed only once. These rates may, in the event of wage determination rate increases, be escalated in accordance with FAR 52-222.43.
5. This is an option which may be exercised at the discretion of the Government either at commencement of the contract, or at any time during the term of the contract with 30 days written notice. If exercised, the option may be removed from the scope of the contract with 30 days notice at any time during the term of the contract.
6. O&M services shall be proposed for a term to correlate with the payment period for project financing, to be not less than 10 years, nor greater than 20 years. If such term exceeds 10 years the Offeror should modify the schedule above to add additional years, following the same format.
7. M&V services which must continue for the duration of project financing, if the Government elects to discontinue O&M services, should not be reflected in these O&M prices, and should be included in the financing schedules.

***B.8. MAINTENANCE OF EEMS IN EVENT O&M IS TERMINATED***

In the event that the Government does not exercise an option for a subsequent year of O&M services, or if the Government otherwise terminates the contract, then the Government and the Contractor shall negotiate a minimum O&M program to adequately maintain EEMs with performance guarantees. The Contractor shall not demand a more stringent maintenance program than the Contractor was itself performing prior to such termination of the contract. The Government may decline to exercise O&M options without paying off the financed part of the contract.

***B.9. MAINTENANCE OF EEMS IN EVENT O&M IS TERMINATED***

In the event the Government pays off project financing early, the Government may elect to continue O&M services. In such event all requirements of the O&M services, to include performance standards for financed EEMs, continue for the duration of O&M services.



## **C. DESCRIPTION/SPECIFICATION/STATEMENT OF WORK**

### ***C.1. SCOPE OF WORK***

The Contractor must provide management, supervision, labor, materials, equipment, and supplies and shall be responsible for the efficient, effective, economical, and satisfactory operation, scheduled and unscheduled maintenance, and repair of equipment and systems located within the property line of the buildings listed below:

- 1.) **Federal Building (CA0150CC)**  
300 N. Los Angeles St.  
Los Angeles, CA 90012
- 2.) **Edward R. Roybal Federal Building & U.S. Courthouse (CA0283CC)**  
255 E. Temple St.  
Los Angeles, CA 90012
- 3.) **Federal Building (CA0194ZZ)**  
6303 Rugby Ave.  
Huntington Park, CA 90255

The following equipment and/or systems are included as part of this scope:

1. Electrical systems and equipment.
2. Mechanical, plumbing, building automation systems (BAS) where applicable, and heating, ventilation, and air conditioning (HVAC) systems and equipment.
3. Fire protection and life safety systems and equipment.
4. All Control Systems unless explicitly excluded
5. Architectural and structural systems, fixtures, and equipment within the site (to the property line).
6. Service request desk operations, to include record keeping using a computerized maintenance management system (CMMS) as well as other administrative functions.
7. Maintenance of landscape irrigation systems, with the exception of above-ground elements (e.g., sprinkler heads) in landscaped areas.
8. Mechanical equipment for window washing (wall glider, tracks, and associated equipment).
9. Locks, keycard systems, and static and dynamic bollard systems.
10. Dock levelers.
11. Elevator and vertical transportation equipment.
12. Child care center playground equipment (all facilities equipment associated with a child care center is included to the extent similar equipment is included for the main facility).



Additional Services may be ordered at the discretion of the Government for work relating to the operations, maintenance and repair or upgrade of the covered facilities, but not covered in the basic services of the contract, as described in this document.

Excluded from this scope are:

1. Building perimeter and tenant agency security alarm systems.
2. Telecommunication (e.g., telephone, agency data communication) systems, except as part of covered Control Systems.
3. Equipment owned and operated by tenant agencies.
4. Furnishings (not installed as fixtures).
5. Paper and soap dispensing equipment in restrooms.
6. Kitchen appliances and equipment (but ductwork above the ceiling, grease traps with associated piping, and any fire suppression or fire alarm equipment are included in the scope).
7. Equipment owned by servicing public utilities.
8. Upgrade of software or software licenses (to include Control Systems and CMMS).
9. Fitness center equipment.
10. Lawn sprinkler heads and other above-ground (within landscape areas) components of irrigation systems.

As these O&M requirements are part of an ESPC contract, performance of this contract is subject to the following considerations:

1. Cost control: the Contractor must perform the contract so as to minimize costs to the Government to include managing change requests to eliminate or minimize contract price increases. Equitable adjustments will generally not be granted unless the Contractor can document actual increase to performance costs (e.g., hiring additional staff or issuing additional subcontracts), not for example solely because performance of additional tasks are added that might be accomplished with existing staff.
2. Energy management: the Contractor is expected to make energy conservation pervasive in the performance of the contract, to include regular (at least monthly) meetings with GSA staff to review performance and ideas for improvement, active development of operational improvements, review of projects being performed in the building in order to suggest improvements, and suggestion of possible energy projects that might be of interest to GSA.
3. Expertise: the Contractor is expected to bring significant engineering and operational expertise into the performance of the contract, extending beyond on-site staff. When engineering issues require investigation or resolution the Contractor is expected to have appropriate experts to resolve such problems.

## ***C.2. DEFINITIONS***

### **C.2.1 Acceptance**

“Acceptance” means an authorized representative of the Government has inspected and agreed that the work meets all requirements of this contract, to include documentation requirements.

#### C.2.2 Additional Services

“Additional services” are services outside the provisions of the basic services that the Contractor will provide at an additional cost to the Government. These services may be provided during or after normal working hours. The Contracting Officer (CO) will issue a separate delivery order before work may proceed. Rates and markups in the price schedule must be used to price additional services.

#### C.2.3 Approval

“Approval” means the Government has reviewed submittals, deliverables, and administrative documents (e.g., insurance certificates, installation schedules, planned utility interruptions, etc.) and has determined the documents conform to contract requirements.

#### C.2.4 Architectural and Structural

“Architectural and structural” systems customarily included in R.S. Means Facility Construction Cost Data Divisions 3,4,5,6,7,8,9, and 10, to include all building structure, envelope, building improvements and finishes, and site improvements (e.g., paving, curbs, gutters, walkways, exterior lighting, fences and/or gates, etc.), to the property line, unless specifically listed as being excluded in Section C.1 of this contract.

#### C.2.5 Basic Services

The “basic services” of the contract consist of the recurring contract requirements for which the Contractor is paid as a base price, i.e., the requirements established by the contract statement of work and related general and administrative requirements that do not contain provisions for separate reimbursement.

#### C.2.6 Building Automation System (BAS)

The “building automation system” is a system controlling and monitoring building HVAC, and possibly other systems, to include all device, field, and global controllers; instrumentation; networking infrastructure; computers and peripherals; software; programming; database files; and licenses.

#### C.2.7 Building Operating Plan

The “building operating plan” is a mandatory plan that the Contractor prepares for Government approval that describes the Contractor’s program for operating and maintaining the building, to include both normal circumstances and contingencies.

#### C.2.8 Computerized Maintenance Management System (CMMS)

A “computerized maintenance management system” is a database and application software package that automates the O&M and repairs record keeping requirements.

#### C.2.9 Consumable Parts

“Consumable parts” or components are parts or components that customarily require regular replacement rather than repair in a maintenance program and must be disposed of properly. Examples include oil, grease, belts, filters, ballasts, lamps, etc.

#### C.2.10 Contractor

“Contractor” as used in this document refers to the firm awarded this contract.

#### C.2.11 Controls and Control System

A “control system” is any low-voltage control, communication and monitoring system, including but not limited to device, field and global controllers; instrumentation; networking infrastructure; computers and peripherals; software; programming; database files; and licenses. Examples are the BAS, lighting control, and fire alarm systems. Gateway devices, routers, communication networks and other devices or infrastructure for communication to or from such systems are included in the definition.

#### C.2.12 Conveying Equipment

All building and site systems of the types generally included in Divisions 14 and 41 in R.S. Means Facilities Construction Cost Data, with the exception of any equipment covered by the Vertical Transportation Equipment portion of this contract (if applicable).

#### C.2.13 Electrical

All building and site systems of the types generally included in Division 26, 28.31, 28.33, 33.71, in R.S. Means Facilities Construction Cost Data, with the exception of Control Systems, Telecommunication Systems, Security Systems, and equipment owned by a servicing public utility.

#### C.2.14 Emergency Callback

An “emergency callback” is a service request or other request for service placed outside of normal working hours and of such a nature that response cannot wait for the resumption of the next day’s normal working hours.

#### C.2.15 Federal Holidays

“Federal holidays” for the purposes of this contract are New Year’s Day, Martin Luther King Day, President’s Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans’ Day, Thanksgiving Day, and Christmas Day. When Federal holidays fall on weekends, a weekday is typically designated as the holiday. Holidays that fall on Saturday are observed on the previous Friday and holidays that fall on a Sunday are observed on the following Monday.

#### C.2.16 Fire Protection and Life Safety Systems

All equipment of the types generally included in Division 21 in R.S. Means Facilities Construction Cost Data, including systems and equipment installed in the building to (1) detect fire and products of combustion, (2) notify building occupants and emergency responders, (3) initiate smoke control and management systems (4) initiate fire suppression systems, (5) control or suppress fires and (6) facilitate or enhance emergency egress. These systems also may communicate with other major building systems for fire and smoke control, elevator recall, and utilities control. Life safety systems and equipment includes emergency lighting, exit signage, special egress door locking arrangements, and exit stair markings.

#### C.2.17 Furnishings

All equipment of the types generally included in Division 11, 12, and 13 in R.S. Means Facilities Construction Cost Data, with the exception of equipment that is either separately listed in Section C.1 ( e.g. Dock Levelers), is a fixture, or is covered in the Public Buildings Service Operation and Maintenance Standards (e.g. water supply equipment, hydraulic valves).

#### C.2.18 Heating, Ventilation, and Air-Conditioning (HVAC)

HVAC includes all equipment of the types generally included in Division 23 in R.S. Means Facilities Construction Cost Data, to include all systems with the function of providing ventilation or temperature control to building spaces. HVAC equipment is a subset of Mechanical, Electrical, and Controls equipment and systems, and intersects the definitions of these.

#### C.2.19 Indefinite Quantity

"Indefinite quantity" provisions permit the Government to order additional work, in addition to the basic services, and upon acceptance permit additional payment to the Contractor.

#### C.2.20 Initial deficiency list Report

The "initial deficiency list report" or "initial deficiency list" is a list of deficiencies that may exist in the equipment and systems covered by this performance work statement, as well as the Contractor's itemized price (including, but not limited to, labor, materials, overhead, and profit) for correcting each deficiency.

#### C.2.21 Landscape Irrigation Systems

Landscape irrigation systems include all piping, tubing, hoses, sprinkler heads, valves, sensors, and controllers used to water landscaped areas. For purposes of this contract, landscape irrigation systems are to be divided into above-ground (e.g. sprinkler heads, drip hoses, or any other water distribution component above ground level) and below-ground (all remaining components of the system that deliver water to the above-ground components). System timing controls and sensors are to be considered part of the above-ground portion of the system.

#### C.2.22 Measurement and Verification (M&V)

For purposes of this contract, Measurement and verification is the quantifiable component of Quality Assurance. The Government may develop an M&V protocol which measures aspects of the efficiency and effectiveness of building systems using data from building controls, monitoring CMMS data, and other data sources. M&V data will be used to:

- (1) Help verify whether the Contractor is achieving the performance standards set forth in the Quality Assurance Surveillance Plan, Part III;
- (2) Provide assistance (or direction, if necessary) to the Contractor to improve maintenance or optimization of operation;
- (3) compare the efficiency of the facility to other facilities;
- (4) Provide data for planning future upgrades.

#### C.2.23 Mechanical

All building and site systems of the types generally included in Division 33 and 44 in R.S. Means Facilities Construction Cost Data., with the exception of equipment owned by a servicing public utility.

#### C.2.24 Miscellaneous Work

"Miscellaneous work" is additional labor that is performed at the request of the Contracting Officer's Representative (COR) at no additional cost to the Government (i.e.,



they are part of basic services.) The Contractor may also have to provide consumable materials to complete the request.

#### C.2.25 Normal Working Hours

“Normal working hours” is the hours of building operations under most circumstances when all services must be provided to all occupants. Normal working hours are: 6:00AM – 6:00PM excluding weekends and Federal Holidays.

#### C.2.26 Occupant Emergency Plan (OEP)

The largest agency in each building is responsible for development and enforcement of the building’s “Occupant Emergency Plan” (OEP). The OEP details what the building tenants must do in case of an emergency. The plan identifies fire wardens, shelter in place locations etc. The Contractor must support all OEP efforts to the fullest extent possible.

#### C.2.27 Operations

“Operations” is the continual process of using building equipment systems to accomplish their function, optimize building performance, and improve energy efficiency. Operations includes analysis of requirements and systems capabilities, operating controls and control systems, responding to service requests, touring and observing equipment performance and condition, adjusting equipment, identifying needed maintenance and repairs to equipment, and maintaining lubrication and chemical treatments, etc.

#### C.2.28 Parking Control Equipment

All equipment included in Division 11.12 of R.S. Means Facilities Construction Cost Data, to include locks, keycard systems, and static and dynamic bollard systems.

#### C.2.29 Plumbing

All building and site systems of the types generally included in Division 22 in R.S. Means Facilities Construction Cost Data., with the exception of equipment owned by a servicing public utility.

#### C.2.30 Predictive Maintenance

“Predictive maintenance” is a program of maintenance activities in which scheduling of maintenance derives from monitoring the operating condition, or changes in the operating condition, of equipment being maintained.

#### C.2.31 Preventive Maintenance (Scheduled and Unscheduled)

“Scheduled preventive maintenance” is a program of maintenance activities performed based on a fixed schedule or on equipment runtimes. “Unscheduled preventive maintenance” is all work performed including adjustments and procedures necessary to sustain the proper operation of all building equipment and systems pending a scheduled procedure.

#### C.2.32 Quality Control Plan

The “quality control plan” (QCP), is the Contractor’s complete written system for identifying and correcting deficiencies in the quality of services before the level of performance becomes unacceptable. Preparation of this document is the responsibility of the Contractor.

#### C.2.33 Repair

A "repair" is an act of restoring inoperable, dysfunctional or deteriorated equipment, systems, or material to a fully functional, non-deteriorated state. Repairs usually involve some combination of labor and replacement parts, components or materials.

#### C.2.34 Non-Reimbursable Repair

A "non-reimbursable repair" is a repair that is the Contractor's responsibility with no additional reimbursement from the Government.

#### C.2.35 Reimbursable Repair

A "reimbursable repair" is a repair that is reimbursable to the Contractor, in whole or in part, in accordance with the provisions in this document.

#### C.2.36 Sequence of Operations

A "sequence of operations" is the control logic used to operate a system normally put into effect through a control program.

#### C.2.37 Service Request

A "service request" is a response to a GSA, tenant, or agency request or a response to an observation that some equipment, system or material covered by the contract is inoperable, dysfunctional, deteriorated, or not within normal operating parameters, or for performance standards of the contract not being met. Service request response involves analysis of the problem and adjustment of operating or monitoring controls or other immediate corrective action. A requirement to perform a repair may result from the analysis stage of a service request. Service requests may be generated automatically from interfaces to BAS or diagnostic software.

#### C.2.38 Task Order

A Task Order is an order for Additional Services or Reimbursable Repairs under this contract.

#### C.2.39 Telecommunication Systems

All building and site systems of the types generally included in Division 27 in R.S. Means Facilities Construction Cost Data, to include building telephone systems, and specialized agency communication systems, but excluding the communication subsystems of other systems defined separately herein.

#### C.2.40 Tour

A "tour" is generally a scheduled walkthrough of equipment rooms and installations including computer rooms, and restrooms, etc. by Contractor operating personnel for the purpose of ensuring that equipment is running properly, ensuring that equipment rooms are in good order and without safety hazards, and making any necessary adjustments to operating controls or to lubricate equipment. A tour may also involve a combination of such physical visits in addition to using automated systems for the monitoring of equipment and systems.

#### C.2.41 Vertical Transportation Systems

"Vertical transportation equipment" applies to all equipment, such as elevators, escalators, and dumbwaiters, their associated parts, and related areas as identified in the applicable Codes, ASME A17.1 Safety Code for Elevators and Escalators, and ASME A18.1 Safety Code for Platform Lifts and Stairway Chairlifts.

#### C.2.42 Watch

A “watch” involves performing certain tasks required for the operation of the HVAC equipment (central systems over 300 tons), boilers, compressors, and related equipment in a centralized location. Watches include, but are not limited to starting equipment, checking at designated intervals all operating equipment in the area, recording readings, shifting equipment and loads, making adjustments at the central control center, taking water samples, making tests, and adding chemicals as required.

### ***C.3. REFERENCES***

The following publications are incorporated by reference as setting quality, performance, and design standards for work required in this document. Unless a specific date is provided, references are for the current edition published at the time of issue of the solicitation, to include any addenda or errata published by the issuing organization. The Contractor is responsible for obtaining all referenced documents at its expense, with the exception of the Public Buildings Maintenance Standards (October 1, 2012 version), the Facilities Standards for the Public Buildings Service (PBS P100), and the U.S. Courts Design Guide, which will be provided by the Government.

- Public Buildings Service Operations and Maintenance Standards (2012)
- Facilities Standards for the Public Buildings Service (PBS P100)
- U.S. Courts Design Guide
- SMACNA Sheet Metal and Air Conditioning Contractors National Association HVAC Systems Testing, Adjusting & Balancing
- AHERA Asbestos Hazard Emergency Response Act
- ASHRAE Guideline 1 HVAC Commissioning Process
- ASHRAE Guideline 4 Preparation of Operating and Maintenance Documentation for Building Systems
- ANSI/ASHRAE Standard 15 Safety Code for Mechanical Refrigeration
- ANSI/ASHRAE Standard 34 Number Designation and Safety Classification of Refrigerants
- ANSI/ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy
- ANSI/ASHRAE Standard 62, Ventilation for Acceptable Indoor Air Quality
- ANSI/ASHRAE Standard 100, Energy Conservation in Existing Buildings/Commercial
- ANSI/ASHRAE Standard 111, Practices for Measurement, Testing, Adjusting, and Balancing of Building Heating, Ventilation, Air-Conditioning, and Refrigeration Systems;
- ASME Boiler and Pressure Vessel Code
- ASME CSD-1 Control and Safety Devices of Automatically Fired Boilers
- National Board of Boiler and Pressure Vessel Inspectors, National Board Inspection Code
- OSHA 29 CFR 1910 and 29 CFR 1926
- CSI Master Format
- Clean Air Act

- Clean Water Act
- EPA Green Book
- EPA Purple Book
- FMR Federal Management Regulations
- GSA SEMS Sustainable Environmental Management System (GSA.GOV/SEMS)
- International Building Code
- International Fire Code
- International Plumbing Code
- International Mechanical Code
- NETA Maintenance Testing Specification for Electrical Power Distribution Equipment and Systems
- NFPA 10, Standard for Portable Fire Extinguishers
- NFPA 12, Carbon Dioxide Extinguishing Systems
- NFPA 12A, Standard on Halon 1301 Fire Extinguishing Systems
- NFPA 13, Installation of Sprinkler Systems
- NFPA 17, Dry Chemical Extinguishing Systems
- NFPA 17A, Wet Chemical Extinguishing Systems
- NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems
- NFPA 70, National Electrical Code (NEC)
- NFPA 70E, Standard for Electrical Safety in the Workplace
- NFPA 72, National Fire Alarm Code
- NFPA 80, Standard for Fire Doors and Other Opening Protectives
- NFPA 85, Boiler and Combustible Systems Hazards Code
- NFPA 92A, Standard for Smoke Control Systems Utilizing Barriers and Pressure Differences
- NFPA 92B, Standard for Smoke Management Systems in Malls, Atria, and Large Spaces
- NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations
- NFPA 101, Life Safety Code
- NFPA 105, Standard for the Installation of Smoke Door Assemblies and Other Opening Protectives
- NFPA 110, Standard for Emergency and Standby Power Systems
- NFPA 111, Standard on Stored Electrical Energy Emergency and Standby Power Systems
- NFPA 2001, Standard on Clean Agent Fire Extinguishing Systems
- NICET National Institute for Certification in Engineering Technologies publications and issuances
- NIOSH National Institute for Safety and Health publications and issuances
- DOE/EE-0157, International Performance Measurement and Verification Protocol
- R.S. Means Facilities Construction Cost Data
- USGBC LEED for Existing Buildings (LEED-EB)

- NEMA TP-1, National Electrical Manufacturers Association, Guide for Determining Energy Efficiency for Distribution Transformers
- NEMA MG-1, National Electrical Manufacturers Association, Motors and Generators
- NEMA Application Guide for AC Adjustable Speed Drive Systems
- ANSI/IWCA I-14.1, Window Cleaning Safety Standard
- Safe Drinking Water Act, PL 99-339, as amended
- Title 40 CFR, Part 761, PCBs in Electrical Transformers
- Title 40 CFR, 141.43, Sections A and D, Environmental Protection Agency Safe Drinking Water

#### **C.4. INITIAL DEFICIENCY INSPECTION AND LIST**

*QASP: performance is satisfactory if the new IDL is submitted on time, is substantially complete and requires only modest corrections subsequent to GSA comment. Note that an incomplete IDL is less for GSA's benefit than to protect the Contractor; incompleteness increases the Contractor's liability.*

The Contractor and the COR or designee must make a complete and systematic initial inspection together during the startup or transition phase of the contract that will include all mechanical, electrical, fire protection, and utility systems and equipment, windows, doors, and other structural features for which maintenance and repairs are covered by this performance work statement. The purpose of this inspection shall be to discover and list in an initial deficiency list report all deficiencies that may exist in the equipment and systems covered by this performance work statement, as well as the Contractor's itemized price (including, but not limited to labor, materials, overhead, and profit) for correcting each deficiency. The Government may elect to have all or any part of this work performed by the Contractor (at the price or prices quoted), by Government employees, or by other contractors.

The initial deficiency list report must not include any items that would be replaced, repaired, or adjusted during the performance of normal preventive maintenance. The Contractor shall be responsible for making immediate adjustments or corrections that fall within the scope of routine preventive maintenance required by this contract at no additional cost to the Government. This includes but is not limited to making adjustments to controls; adjusting the BAS software, e.g., correcting set points; reloading programs; restoring equipment being operated manually to automatic operation (this does not include changing established sequences of operation or programming sequences); applying lubricants; cleaning fan housings, fans, coils, dampers, air handling unit (AHU) sections, and equipment rooms and replacing consumable parts or components.

The Contractor must submit an initial deficiency list report not later than 30 days after award of the contract to the COR or designee. Any dispute between the Government and the Contractor as to classification of initial deficiency list report items will be resolved under the Disputes Clause in this document. The Contractor's itemized estimates for correcting each deficiency must remain in effect for 120 days after submission of the initial deficiency list report. Deficiencies discovered after the submission of the initial deficiency list report will not be considered pre-existing for purposes of this contract, unless



equipment is operational and cannot be secured and inspected. Any piece of equipment or system that cannot be inspected must be highlighted at the beginning of the deficiency list stating why it cannot be secured and inspected. An estimate of when the Contractor reasonably expects to be able to inspect the piece of equipment must be provided.

When an existing deficiency in an item is corrected, the Contractor must assume full responsibility for the subsequent repair of the item as covered under the terms of this contract at no additional cost to the Government. Nothing in this existing deficiency inspection/initial deficiency list clause must be construed as diminishing the obligations imposed by this contract upon the Contractor to operate any deficient item (to the extent operable) or to adjust or maintain any such item.

### ***C.5. TRANSITION PHASE***

#### **C.5.1 Transition Phase Startup**

The Contractor must provide 30 days of transition startup services prior to the contract start date to assist transitioning between contractors, so long as award is at least 45 calendar days prior to contract start. If there is less time than this startup services must be compressed into a shorter time period, but the same tasks must be accomplished. The purpose of this phase is to permit a transition that is seamless to the tenants and to assess the condition of the building and incomplete maintenance work at the time of contractor transition. During this period the Contractor must:

1. Develop a new, updated building operating plan.
2. Inspect the condition of all equipment and systems for which the Contractor will assume responsibility.
3. Review work order history and equipment inventory information.
4. Develop the initial deficiency list report, including an itemized estimate for correcting each deficiency as described in section C.4., Existing Deficiency Inspection/Initial Deficiency List.

Not later than the end of the transition startup phase and the concurrent beginning of operations and maintenance services, the Contractor must submit for GSA's approval:

1. The new building operating plan.
2. The initial deficiency list report, as described elsewhere in this document.

Within the first week of the startup phase the Contractor must submit a schedule and staffing plan for the startup phase. This plan must describe, by week, work to be accomplished. At the end of each week during the startup phase the Contractor must submit a letter report describing work accomplished.

As with other work required under this contract, all work performed during the startup phase must be recorded by the Contractor as work orders in the CMMS (if applicable), to include recording hours of time and costs.

## **C.6. PHASEOUT TRANSITION PERIOD**

Prior to the expiration of this contract or is otherwise terminated, the Contractor must cooperate with the incoming contractor during a phaseout period. For planning purposes, the Contractor must assume a phaseout period of 30 days.

During this phaseout period, the Contractor must assist the COR or designee and incoming contractor for a seamless transition in operations and maintenance with no adverse affect on the building tenants; provide the successor contractor with access to all records and official documentation (both hard copies and electronic as applicable) required by this contract; provide training to the successor contractor on methods of accessing and programming the building automation system (BAS) and other control systems; and show the successor contractor where all archived programs and systems literature are maintained. On the last performance day of the contract, the Contractor must turn over to the COR or designee all keys and identification badges or cards.

## **C.7. PUNCH LIST COMPLETION AND WITHHOLDING OF FINAL PAYMENT**

The Government may create a punch list of deficiencies or unmet contractual requirements at or near the time of termination of the contract. The Government may employ the services of another contractor in the development of such punch list and upon completion provide the Contractor with a copy of work not completed, to include the monetary value the Government has assigned for each item. The Government retains sole discretion over whether to charge the Contractor for the monetary value of the punch list in whole or in part or to request corrections by the Contractor. If the Government elects to request corrections by the Contractor, the Contractor shall have until the end of the contract period to perform such corrections and may invoice for funds withheld on acceptance of the corrections by the Government. Nothing in this section must be construed to limit the Contractor's liability or restrict the Government from reporting unsatisfactory or problematic performance by the Contractor.

## **C.8. GENERAL AND ADMINISTRATIVE REQUIREMENTS**

### **C.8.1 Minimum Staffing and Ability to Contact and Communicate with the COR**

*QASP: There should not be any systemic problems with short staffing, misconduct of staff, or failure to adhere to security requirements. An occasional short-term issue may develop; satisfactory performance entails quick resolution of the problem. The Contractor's performance is unsatisfactory if there is more than one incident per month in which GSA is unable to reach a representative of the Contractor, on site, during Normal Working Hours and outside of scheduled lunch periods. Performance is not unsatisfactory if a representative on-site responds to a recorded message within 15 minutes. While GSA does not dictate staffing levels beyond this minimal requirement, staffing levels should be monitored for inadequacy. If staffing appears inadequate, likely all requirements are not being met and so surveillance of contract performance should be increased. Likewise, if staff necessary to carry out basic contract requirements is being diverted to perform reimbursable work, increased surveillance may be called for.*

The Contractor must provide staff to ensure services are continued without disruption to the tenant. The Contractor must ensure employees maintain communications access with the COR to allow contact by the Government at all times during normal working hours and to effectively communicate with Government personnel (See section C.8.2, Communication Equipment).

The Contractor must immediately notify the COR or other designated Government representative of any recognized safety hazard that might severely affect the building occupants.

The onsite technicians must have sufficient skills to immediately respond to a variety of service requests involving multiple trades, including the operation of building control and energy management systems. Operators must be certified where applicable.

Outside of normal working hours, the Contractor must maintain some designated form of communication with on-call staff to allow the Government to contact such on-call staff at any time for emergency response.

The Contractor must provide staff as necessary to meet all requirements of the contract. Personnel must be properly licensed and certified to work on building systems or equipment for which licensed and or certified personnel are required by Federal, State, or local law, codes, or ordinances.

The Contractor must develop and submit to the COR or designee within 10 days of contract award a list of key personnel and emergency contact information (which may include subcontractor contacts, as applicable).

All contract employees, including subcontractor employees, must sign in and out at the beginning and end of their shifts on a log established at each building for security and contract administration purposes.

#### C.8.2 Communication Equipment

*QASP: All appropriate personnel must be provided with communications equipment which works within the buildings.*

The Contractor must provide key operational personnel (managers, supervisors, and duty mechanics) with portable electronic means to communicate with GSA for service requests, emergencies, status of projects, etc. Electronic communication methods may include the following:

1. Text messaging device. The Contractor is responsible for all costs associated with the text messaging device. Examples are two-way pager, cell phone with text messaging, Blackberry, etc.
2. Fax. Receiving and sending faxes is acceptable as a secondary communication method for locations that have problems with wireless device signal strength. However, delaying faxes because of combined usage of voice and fax on the same line is not acceptable.

### C.8.3 Onsite Records

*QASP: The contractor must produce applicable records on demand. Refusal to provide records indicates unsatisfactory performance. Occasional filing problems are excusable, but contractor should quickly resolve the problem.*

The Contractor must ensure that all records required by the contract, or produced in performance of work under the contract, are maintained in an organized manner onsite in electronic format and are made available to the Government when requested. The contractor must receive, maintain and gather data, as well as other materials including records and manuals, related to the support and operation of Government facilities. The Government retains ownership of all databases, information, and other materials received or developed by the Contractor in support of this contract at all times.

### C.8.4 Service Request and Administrative Support

*QASP: The Contractor must have personnel scheduled to cover these functions during the required hours. There should be no more than two incidents per year in which these functions are left uncovered by more than a few minutes.*

The Contractor must operate a service request and administrative support function during normal working hours of 7:00AM - 5:00PM at the GSA Property Management Office located at the Federal Building on 300 N. Los Angeles Street, Los Angeles, CA. This position will be responsible for the following duties:

**Office Receptionist:** Act as a central point of contact for the Government and the building occupants, and perform in the capacity as an office receptionist. Duties are to include answering telephone calls and directing the calls to the appropriate staff or take messages as appropriate. Individual will greet customers and visitors, inquire about the purpose of business and direct them to the proper individual. As time permits, individual may assist office personnel with emailing notices to tenants, filing, security clearances, conference room reservations, copying or faxing.

**Service Requests:** This position will monitor service requests received from the National Call Center, and to track and maintain service request records in the CMMS (Maxweb) per section C.8.5 of this contract. This includes service requests for work not under the scope of this contract (i.e., performing a central service request desk function for the facility, regardless of who is responsible for responding to the service request). Maintaining service request records includes any necessary follow-up to verify completion or non-completion, and may include submittal of the monthly CMMS reports, to the COR and /or the Project Manager, as per section C.11 of this contract.

**Conference Room Management:** Position will be responsible for scheduling and set-up of the conference rooms for all buildings under this contract.

**Security Clearances:** Position will be responsible for receiving security clearance information from building contractors and ensuring all required documents are complete.

The individual will forward documents to the appropriate regional security personnel via mail or UPS and track its progress using an established excel database.

Mail: Position will be in charge of the incoming and outgoing mail and the dispatch of correspondence using such means as US mail, UPS, and facsimile, etc.

#### C.8.5 Use of CMMS

*QASP: All contract work must be recorded as work orders or appropriate types. Contract performance is unsatisfactory if intentional or reckless falsification of work orders or equipment information is detected. 90% of work orders should be updated with resolution of the problem, or comments related to scheduled maintenance. 90% of work orders should contain estimated time spent on the work order. Time estimates need not be to the minute, but must be reasonably accurate. Links between non-automated work orders and equipment should be correct 95% of the time. 98% of equipment requiring entry in the CMMS should be in the CMMS. Work orders completed should be closed within two weeks.*

The Contractor must use the Government furnished CMMS, to include validating and updating the equipment inventory database, including all data fields specified by the COR or designee. Where not previously established or where incomplete, the Contractor must construct the inventory database, to include completing all applicable data fields for the template spreadsheets provided. The Contractor must use the CMMS to identify, control, track, and schedule preventive maintenance work, service requests, and equipment inventory. The Contractor must track historical maintenance and repair activities for each work order received during the performance of the contract, and link applicable work orders to their respective equipment records. All work done by the Contractor must be accomplished under a CMMS work order. Contractor must provide reports to the COR as requested and in a format and media as requested.

Work order input into the CMMS from an automated source (e.g., a diagnostics program) must be responded to in the same manner as other work orders.

Comments must be entered in work orders to clearly describe resolution of the problem. Work orders put in a "hold" status must have comments indicating the reason for the status.

Estimated time used and materials and subcontract costs expended must be recorded in work orders.

Work orders must be promptly placed in "complete" status upon completion of work. Moving work orders into "closed" status shall be done in accordance with local policy.



#### C.8.6 Quality Control Program

A Quality Control Plan (QCP) must be developed and submitted for approval to the CO and COR 10 days prior to the start of the contract. Upon approval, the Contractor must implement the QCP to ensure contract compliance, and to ensure that potential problems with building equipment and systems are identified, documented, and resolved prior to failure. An acceptable QCP must include, as a minimum, inspections by onsite supervisory personnel and by one or more qualified outside parties. The Contractor is advised to consult with the COR or designee after award but prior to the start of the contract to further develop and adjust the QCP. The system of checklists, inspection methodology, and frequencies must be documented by the Contractor. The Contractor must maintain a local file of all quality control inspections conducted by the Contractor, including the corrective actions taken. This documentation must be made available to the Government during the term of this contract. A copy of these inspection reports must be submitted to the COR or designee as an attachment to the monthly progress report and all documentation made available to the Government upon request during the term of the contract.

The CMMS shall be used to document quality control activities, and maintain association with the underlying work orders.

#### C.8.7 Government Quality Assurance Program

The Government will inspect the Contractor using a quality assurance program through random inspections, scheduled inspections, or any other method of inspection that the Government determines reflects the actual successful performance of this contract.

As part of the Government's quality assurance program, the Government may:

1. Review and, if warranted, reject any reports or other submittals required from the Contractor.
2. Review performance and service records, including but not limited to monthly progress reports, BAS data, CMMS data, and any computerized or hardcopy records maintained by the Contractor documenting performance under this contract, and require correction of any unsatisfactory conditions noted.
3. Determine the adequacy of the Contractor's quality control program and documentation and the overall success of this program. The Government may order improvements, if it determines the program is insufficient or ineffective.
4. Obtain tenant satisfaction survey information and require improvements in service on the basis of such information to the extent such results correlate with deficiencies in contract requirements.
5. Conduct physical inspections of facility equipment and systems, to include programs and files maintained on computers and Contractor onsite offices and work areas, and require correction of deficiencies noted.
6. Perform inspections with Government personnel or independent third party inspectors.

Contractor performance will be evaluated on the basis of the performance success or deficiencies, success or failure in meeting other contract requirements, and the

Contractor's record of correcting deficiencies when noted. While corrective actions will be noted, a record of significant performance deficiencies may lead to a performance evaluation that is less than satisfactory even if the Contractor takes corrective action.

The use or nonuse of any quality assurance methods (e.g., a measurement and verification (M&V) program) by the Government will not constitute a waiver of or excuse from contract requirements.

The Government may implement or change quality assurance measures at any time during the term of the contract.

All records and files that this contract requires the Contractor to maintain must be made readily accessible to Government representatives, including third party contract inspectors, on request. All records and files utilized or generated during the course of the contract by the Contractor, including all standard operating procedures and building operating plans, shall become the property of the Government (this excludes employee personnel files and company financial information).

The Contractor must instruct all onsite personnel to cooperate with the Government or third party contract inspector requests for records access and information. This includes answering honestly and comprehensively all questions related to performance of work. The Contractor must provide personnel to enable inspectors, including third party contract inspectors, to perform inspections of equipment. The Contractor must notify the COR or designee at least 2 weeks in advance when equipment is to be opened and available for inspection by the Government. The Contractor must open and operate the equipment for observation by all inspectors at no additional cost to the Government provided the Government requests the service at least 48 hours in advance. Most inspections will be performed during normal working hours. However, the Contractor must provide personnel to enable access for inspectors who need to conduct observation and testing after normal hours to avoid possible disruption to tenants.

GSA uses the Contractor Performance System (CPS) or similar performance measuring system to formally evaluate the Contractors performance. Evaluations are generally conducted annually or more frequently on or about the anniversary date of the contract and also at the end of the contract period.

### **C.9. BUILDING OPERATING PLAN**

*QASP: The BOP is the main submittal, and is critical. Performance is unsatisfactory if a satisfactory plan is not submitted in a timely manner, absent extenuating circumstances, such as difficult issues requiring resolution that have been discussed with the COR, etc. Simply not turning in a solid BOP on the due date should not be excused. To be satisfactory, the BOP needs to address all required material, and should generally avoid generic language.*

#### **C.9.1 Purpose**

The Contractor must revise and submit for approval to the COR or designee, not later than the end of the startup phase, a building operating plan outlining their operating and general maintenance procedures for all major building equipment and systems (See section C.9.2., Components of the Building Operating Plan, below). The Contractor must execute the contract requirements in accordance with the approved building operating plan. The Contractor must coordinate with the COR in developing the components of the plan in accordance with the building operating plan template provided by the COR or designee.

The building operating plan may be based on, or derived from, the existing building operating plan and other existing documents. However, all components must be reviewed and updated. Deficiencies in the existing plan do not excuse deficiencies in the new plan.

The building operating plan must be submitted as an electronic file (MS Word or searchable PDF) and two hard copies with regular updates that reflect current personnel, subcontractors, equipment, systems, and operating procedures. The Contractor must annually review and update the building operating plan and submit an electronic file (MS Word or searchable PDF) and two hard copies of the complete updated building operating plan on the anniversary of the contract start date of each contract year.

#### C.9.2 Components of the Building Operating Plan

The building operating plan must contain:

1. Contact information (local and corporate).
2. Description of staffing, responsibilities, and work schedules.
3. Standard operating procedures for operating building systems, to include as a minimum:
  - a) Startup and shutdown times and procedures relative to various environmental conditions.
  - b) Procedures to accommodate tenant overtime utility requests.
  - c) Peak load demand management procedures (if applicable).
  - d) Other operating strategies to maximize efficiency and minimize energy consumption.
  - e) Descriptions of major mechanical equipment and sequences of operations for equipment systems.
  - f) Locations of all major utility shutoffs, including gas, electric, and water.
  - g) Locations of all electric rooms and a narrative of the areas served by each.
4. Tour procedures.
5. Maintenance schedules, procedures, and a reference to which preventive or predictive maintenance standards or guides the Contractor will use.
6. List of test equipment to be maintained onsite to support troubleshooting, sensor calibrations, etc.
7. A description of how building equipment data is maintained and updated in the CMMS. Service request and repair procedures, to include staffing and procedures for the service request function, if applicable.
8. Reference the location or incorporate contingency plans for:

- a) Loss of the Contractor's onsite personnel (i.e., strike, walkout, injury, abrupt resignation).
  - b) Civil disturbance or other major security threat.
  - c) Natural disasters, bombing, or other event that damages the building's structure or utilities.
  - d) Floods, including flooding caused by plumbing breaks.
  - e) Hazardous materials leaks or spills.
  - f) Utilities.
  - g) Inoperability and impairment of fire protection and life safety systems (including fire watch and impairment procedures (e.g., red tags, etc.).
  - h) Other contingency plans as necessary to support the Government's continuity of operations planning for the site.
9. Description of Air Quality Management District and other environmental regulatory requirements (e.g., which rules apply to equipment in the building, which permits are necessary, inspection and certification requirements, etc.).
  10. Description of demand response or utility curtailment programs in which the building participates, to include communications protocols and curtailment activities.

If the Contractor fails to submit a satisfactory building operating plan at the end of the startup phase, the Government may suspend payments until a satisfactory plan is submitted.

### **C.10. EQUIPMENT INVENTORY**

The Contractor is responsible for maintaining and updating the inventory of building equipment, to include nomenclature, part number, serial number, manufacturer name, component name and other data as indicated in the template spreadsheets provided. If equipment is added, removed, or retrofitted as part of a project, the Contractor must update equipment data immediately upon project completion and report changes to the COR or designee. No less frequently than annually, the Contractor must review and validate accuracy of the inventory (which need not involve 100% re-inspection; for example, statistical sampling for accuracy combined with drawing review of projects completed during the year will suffice).

Requests for equitable adjustment pertaining to physical changes in building equipment must be submitted to the CO.

### **C.11. MONTHLY PROGRESS REPORTS**

*QASP: Report may be late only once per year, and such late report may be no more than 5 days late.*

On a monthly basis, not later than the 5<sup>th</sup> working day of the subsequent month, the Contractor must submit to the COR or designee a monthly progress report describing the status of maintenance and operations as of the last day of the performance month. This report must include:

1. Status of all work orders that are deferred or otherwise incomplete (itemized list).

2. Summary of work orders completed during the month (summarized data does not need to be itemized by each work order) attached to the monthly report copies of reports from major maintenance activities (e.g., boiler or chiller annual maintenance, electrical testing, fire protection and life safety systems, etc.).
3. Explanation of any equipment, designed to be controlled by the BAS, operating in manual mode as of the end of the performance month, and of any other overrides to sequences of operations in effect as of the end of the performance month. Reference CMMS work orders.
4. Operating schedule changes (manual or programmed).
5. Itemization of all Additional Services and reimbursable work performed during the performance month or continuing to be in progress. Provide work status and expected completion date for all such work continuing in progress. Reference CMMS work orders.
6. Review of energy performance trends as of the end of the performance month and description of likely causes of significant changes from the same month 1 year prior (if applicable).
7. Explanation of any significant deviations from established system performance standards (if applicable).
8. Description of corrective actions being taken resulting from findings of water treatment lab reports, major maintenance reports, or other reports. Reference CMMS work orders.
9. Description of any operational or maintenance issues opened longer than the required timeframe as described in this statement of work, to include tenant complaints that derive from unresolved maintenance issues. Reference CMMS work orders.
10. Description of any lost time accidents or other safety problems, including incidents involving hazardous materials that occurred during the performance month.
11. Copies of quality control inspections performed during the month attached to the report. If this is documented using the CMMS, attach a CMMS printout of QC inspection work orders.
12. Miscellaneous hours used for the month. If this is documented using the CMMS, attach a CMMS printout.
13. List of major equipment out of service, including the date and time with estimated completion date. If this is documented using the CMMS, attach a CMMS printout of QC inspection work orders.
14. Copy of arrival and departure reports.

### ***C.12. PERFORMANCE REVIEW MEETINGS***

The Contractor must meet with the COR and other Government representatives, at the discretion of the COR, to review contract performance.

### ***C.13. EQUIPMENT CONDITION ASSESSMENT***

*QASP: A pattern of unpredicted equipment failures where a proper equipment assessment would have noted a problem with the equipment indicates unsatisfactory performance.*



During the performance of the requirements of this contract the Contractor must note the condition and efficiency of building equipment and systems on an ongoing basis. Any equipment or systems that the Contractor determines are reaching the end of their life cycle must be brought to the attention of the COR or designee. When requested, the Contractor must complete and submit to the COR or designee an itemized equipment condition assessment with their recommendation for equipment or system upgrades or replacements, including a text description of each recommended upgrade or replacement and their estimate of project cost.

The equipment condition assessment reports must be produced in Word, Excel, or PDF format, as directed by the COR, and submitted electronically as an e-mail attachment as well as in hardcopy delivered to the COR or designee.

#### ***C.14. RESERVED***

#### ***C.15. REFERENCE LIBRARY***

*QASP: The Contractor must be able to promptly produce available technical documents from the library on request. The Contractor must have a record of sign-out of documents removed from the reference library.*

The Contractor must maintain a comprehensive reference library that includes building design or record documents, renovation or equipment retrofit design or record documents, maintenance reference documents, fire protection system as-built drawings, fire protection system operations and maintenance manuals with copies of approved submittals, fire protection system parts list, fire protection system zoning scheme, HVAC Operations Manual (if one has been developed), building operating plan, energy and other building technical studies, hazardous materials surveys, and other documents necessary to document the design, function, and condition of the building.

The Contractor must safeguard this information in accordance with the provisions of section H.6., Sensitive but Unclassified Building Information (SBU).

#### ***C.16. REVIEW OF DESIGN DOCUMENTS***

*QASP: The Contractor must submit timely, thorough and technically competent comments to 90% of submittals received. The remaining 10% may be up to 5 working days late.*

Utilizing the most qualified onsite personnel familiar with the operations of the facilities covered under the scope of this contract, the Contractor must review design and construction project documents as requested by the COR or designee. Unless indicated otherwise design reviews are due 10 working days after receipt of the given submittal. The purpose of this review is to allow the Contractor to comment on any negative impact the proposed project may have on their ability to efficiently operate the building equipment or systems.

### ***C.17. BUILDING MANAGEMENT SUPPORT SERVICES***

The Contractor must provide reasonable and competent assistance during normal working hours to GSA personnel or other GSA contractors performing energy studies, engineering studies, building condition evaluations, project designs within the building, and other access needs. Such assistance must include escorting investigatory personnel through spaces in the building in accordance with building security requirements, explaining the operation and condition of equipment and systems to investigatory personnel, and providing access to trend data, maintenance records, reference library materials, and other pertinent building technical data to investigatory personnel. The COR or designee shall inform the Contractor as far in advance as possible of the actual date and time these services are needed. When requested to perform these services the Contractor will be compensated for the actual time required to escort the GSA personnel or contractor using the Additional Services provisions herein.

### ***C.18. INSPECTION ASSISTANCE FOR SPACE BUILDOUTS***

*QASP: It is critical that newly built out spaces be competently inspected. Missing problems with missing supplies or returns, or lighting circuits, indicates unsatisfactory performance.*

When tenant improvement or space alteration work is completed in the building, the COR or designee may request that the Contractor inspect the space to verify that all offices have appropriate air supply and return ductwork and diffusers, and that lighting circuits have been adjusted as appropriate. Obvious problems or conditions that may potentially affect the efficient operation of the building or create a negative impact on the tenant must be immediately reported to the COR or designee.

### ***C.19. EMERGENCY SHUTDOWN INSTRUCTIONS AND TOUR CHECKLISTS***

Emergency shutdown instructions (including contact name and telephone numbers) and tour inspection checklists must be posted by the Contractor in all mechanical rooms and or electrical rooms, as applicable to the equipment in the given room. Such instructions and checklists must be posted in an accessible and conspicuous location.

### ***C.20. LABELING OF ELECTRICAL CIRCUITS***

*QASP: 95% of circuits added or modified after the beginning of the contract must be labeled and diagrams updated.*

The Contractor must establish and or maintain an electrical labeling program that addresses added or modified circuits. Electrical single line diagrams must be updated (by creating and maintaining a working copy of record documents, or best documents available at commencement of the contract) as necessary, using the original electronic file format.

## **C.21. OPERATIONAL REQUIREMENTS**

### **C.21.1 General**

The Contractor must provide building operations services for all systems covered by this contract, so as to maintain utilities services and environmental conditioning to tenants during normal working hours, and at other times as described in this document, so as to preserve the asset value of the facility and its systems and to otherwise minimize operating costs to the Government without compromising other contract objectives or requirements. The Contractor shall be briefed on GSA's policy regarding overtime utilities to better understand what is considered standard and above standard services.

### **C.21.2 Reserved**

### **C.21.3 Continuity Of Operations (Coop)**

The Contractor must operate the facility and participate in emergency operations to the fullest extent possible during all emergency situations such as fires, accident and rescue operations, strikes, civil disturbances, natural disasters, severe weather, terrorist threats, contingency operations, and practice drills unless ordered to evacuate the building by a Government representative, emergency personnel, or the authority having jurisdiction.

The Contractor shall be responsible for developing an emergency operations plan within the building operating plan and must become thoroughly familiar with the Government's occupant emergency plan and other regional plans as applicable.

### **C.21.4 Tenant Environment**

Lighting levels must be adjusted under the guidance of the COR where they can be adjusted without changing fixtures (e.g., tuning dimmable ballasts, de-lamping). The Contractor should note that while the PBS P100 establishes target lighting levels, light quality, specific tenant requirements, and other individual factors also have an impact on requirements.

Environmental standards must be maintained throughout normal working hours and equipment startup must be early enough to fully attain environmental conditions at the beginning of normal working hours. The Contractor must report significant changes in the operating conditions to the COR. If the building is capable of meeting the standards and changes deviate from ASHRAE Standards 55 and 62, such deviation must be explicitly reported to the COR.

### **C.21.5 Energy Conservation**

*QASP: Significant energy consumption increases attributable to inefficiency in the Contractor's operation of systems, or failure to keep sequences of operations running correctly, indicates unsatisfactory performance. Failure to regularly analyze energy performance, or failure to retain personnel with sufficient skills to analyze energy performance, indicates unsatisfactory performance.*

The Contractor must operate equipment and systems as efficiently as possible without compromising service to the tenants. Failure to operate equipment prudently (e.g.,

unnecessarily setting demand peaks, simultaneously heating and cooling, operating equipment when not needed, overriding set point unnecessarily, or failing to correct underlying conditions) may result in deductions under the Payments clause. The Contractor must develop a Building Energy Conservation Use Plan. Where data is available, the Contractor must report monthly energy use as compared to the previous year and provide the reason for energy increase greater than 3 percent compared to the same period of the previous year. The energy use report also must identify measures to conserve energy, any operational or physical changes to the system, plant, or equipment, and optimization opportunities to reduce energy consumption or cost. The Contractor is expected to make full use of available analytical tools (e.g., interval meter data, BAS trend data) to diagnose problems and identify operational improvements.

The Contractor, in coordination with the COR or designee, must pursue the use of energy-efficient replacement parts and equipment items that will meet or exceed the requirements of this statement of work. Cost responsibility for using high-efficiency, energy-saving parts or equipment items will be assessed on a case-by-case basis. In cases where high-efficiency equipment is currently installed and requires replacement, the replacement part must be the most efficient in its class. Any rebates received from a service utility provider shall be assigned to the Government.

The Contractor must assure that financed EEMs perform as promised. Nothing in these O&M requirements constitutes a reduction in liability or responsibility for financed EEMs.

#### C.21.6 VAV Zone Survey and Setpoint Correction

The Contractor shall, within the first year of performance, survey all VAV zones to count occupants within each zone, and estimate floor area. This information shall be used to recalculate ventilation minimums (per ASHRAE). The Contractor shall reprogram ventilation setpoints to reflect the validated requirements.

### ***C.22. SYSTEM PERFORMANCE STANDARDS OR PROCEDURES***

*QASP: Significant failure to operate the building to the set standards, or to demonstrate that those standards are not reasonably feasible, indicates unsatisfactory performance.*

Systems and equipments will be operated to conform to performance standards established in the HVAC Operations Manual and other technical standards, unless the COR approves a deviation.

Financed EEMs must perform to standards necessary to achieve guaranteed savings, pursuant to the approved measurement and verification plan, in addition to all other standards set forth herein.

## **C.23. SERVICE REQUESTS**

### **C.23.1 General**

The Contractor must respond to service requests and initiate corrective actions and identify any repair requirements during normal working hours. Service requests may originate from automated sources such as diagnostics programs as well as from GSA personnel, building occupants, inspectors, or others. The Contractor must respond to emergency service requests and callback response work requests at all times. The Government may transmit work orders to the Contractor for service request or emergency service request and callback response orally, by e-mail, by creation of a work order by a Government employee or representative, or by generating an automated work order. The Contractor must respond promptly to conditions indicating deficiencies in environmental conditioning, lighting, or condition of the facility or equipment. The Contractor must respond immediately upon receipt of notice of any condition that may negatively impact the operation of the facility.

### **C.23.2 Emergency Service Request and Callback Response**

*QASP: The Contractor must consistently maintain ability to respond to emergencies. Minor deviations from response times are excusable, but there must be no major failures to respond, or inability to contact Contractor personnel regarding emergencies.*

Emergency service requests and callback responses are service requests where the work consists of correcting failures that constitute an immediate danger to personnel or property, including but not limited to broken water pipes, stalled elevators with trapped passengers, electrical power outages, electrical problems that may cause fire or shock, gas or oil leaks, major air conditioning or heating problems, etc., or any work considered by the COR or designee to be of an emergency nature.

The Contractor must respond to emergency service request and callback response work requests immediately (within the shortest possible time consistent with the mechanic's location) during normal working hours and within 2 hours when the work request is made outside of normal working hours. The Contractor must remain on the job until the emergency situation has been secured and adequate temporary repairs have been made. Permanent repair must be governed by the repairs provisions in this document. The Contractor must provide a written accounting of any emergency callback, to include costs incurred and plan for permanent correction of the problem, to the COR or designee the morning of the next working day.

### **C.23.3 Urgent Service Request Response**

*QASP: The Contractor must consistently maintain ability to respond to urgent requests. Minor deviations from response times are excusable, but there must be no more than 2% substantive failures to respond, or inability to contact Contractor personnel regarding urgent requests.*

Urgent service requests are those service requests where the work consists of correcting failures that interrupt or otherwise adversely impact either GSA operations or building occupant operations. Examples of these types of service requests include,



but are not limited to, inoperative electrical circuits, extreme temperature complaints, inoperative lighting above a work station, flush valve stuck open, any malfunctions to equipment that affect the operations of sensitive building occupants, or any work considered by the COR to be of an urgent nature.

The Contractor must respond to urgent work requests within 2 hours during normal working hours. The Contractor must remain on the job until the urgent repairs have been made. Permanent repair shall be governed by the repairs provisions within this document.

#### C.23.4 Routine Service Request Response

*QASP: 90% of routine service requests must be completed within the required time frame. No more than 5% can be more than one day late.*

The Contractor must respond promptly to routine work requests and complete the required work within 8 hours of notification.

The Contractor must immediately notify the COR with a written extension request for extension if the 8 hour period will be exceeded. Where normal working hours end in less than 8 hours from receipt of the service request, the 8 hour period granted to the Contractor for service request completion shall constitute time from initiation of the service request to the end of normal working hours, plus such additional time the next working day so as to constitute 8 hours.

### **C.24. TOURS**

*QASP: 95% of schedule tours must be completed on time. Tours must not miss major conditions that should be noted (e.g., obvious leaks, visible hazardous conditions).*

#### C.24.1 General

The Contractor must tour major building equipment at set frequencies. Log sheets associated with major operating equipment must be completed at the time of tours. At the commencement of contract performance, CORs may direct the Contractor to include on the log sheets established design condition numbers for reference against actual readings at the time tours are performed. Paper log sheets need not be used for equipment monitored and data logged by the BAS, if such monitoring and data logging provides a sufficient database of operating data to allow for analysis of trends in equipment performance and troubleshooting. The Contractor must document all tours completed. All findings noted during the tour must be entered as remarks on the tour sheet and a work order must be initiated for corrective action by the Contractor.

#### C.24.2 Operating Logs and Tour Check Sheets

*QASP: If accurate logs are not maintained, the tour will be presumed to have not been accomplished.*

Operating logs and tour sheets must be maintained by the Contractor for major equipment. Information recorded on the logs must be adequate to track the operating hours and performance history of the equipment. Tour check sheets must be stationed at

major points for building tours (for example, air handler rooms). These must be checked by the Contractor when tours are performed.

There must be either separate tour check sheets for each frequency of inspection or (preferably) different checklist columns on a standard tour check sheet for each frequency. Tour sheets must contain columns for major operating parameters and must indicate the tolerance bands for acceptable performance, where available.

#### C.24.3 Tour Frequencies

Minimum:

1. DAILY: Major HVAC equipment (when in operation), including boilers, chillers, cooling towers, pneumatic control air compressors, and air handler rooms. Fire alarm system control panels (fire alarm system control panels must not have any unwanted trouble conditions). Steam system reducing and regulating stations. Special HVAC for critical functions.
2. WEEKLY: Distributed HVAC equipment including package units and external condensers, pumps, motors, sewage ejectors, fire pumps, and generators.
3. TWICE PER MONTH: Battery systems and uninterruptible power systems (UPS).
4. MONTHLY: Transformers, secondary electrical rooms, switchgear and primary electrical equipment rooms, and condensate drip pans.

#### C.24.4 Condensate Pans

The Contractor must conduct inspections of the condensate drip pans of all air handling units, A/C package units, window A/C units, and other equipment items and or systems that physically have drip pans to ensure that they drain properly. Such inspections must be conducted in accordance with the tour program and be performed no less frequently than monthly. Pans that are not level or that leak must be reported to the COR. All drip pans must be treated with an appropriate biocide to control the growth of algae, etc. If any condensate pans are inaccessible, the Contractor must notify the COR or designee immediately.

#### C.24.5 Reserved

### **C.25. RESERVED**

#### **C.26. BAS ALARM RESPONSE**

*QASP: Alarms must be resolved within the standards set for service requests. Alarms must be recorded in the CMMS as service requests and resolution documented accordingly. Software overrides must be treated as a step in a repair, documented on work orders, and normal operation restored as soon as corrective action is completed.*

The Contractor must maintain all BAS systems using qualified employees as applicable. BAS alarms must be treated as service requests and responded to accordingly. Any adjustments to set points to accommodate tenant comfort must be approved in advance by the COR or designee. Repetitive or associated alarms may be treated in the aggregate and

tracked under the work order system established in the CMMS. Communications for alarms set up for remote notification must be tested on a reoccurring basis.

Not later than the end of the startup phase, the Contractor must identify for the Government all alarm points with originating point identification information (device ID, point number, description), so that the Government, at its discretion, may arrange for automatic generation of work orders from alarm conditions.

### ***C.27. PROTECTION AND DAMAGE***

The Contractor must make reasonable efforts to assist the Government to prevent hazardous conditions and property damage and to maintain security. The Contractor must promptly report such conditions or activities to the COR or designee or to security personnel.

The Contractor must protect Government property, buildings, materials, equipment, supplies, records, and data within the Contractor's control against unauthorized access, loss, or damage.

The Contractor must establish a system for onsite work force personnel to report potentially hazardous conditions in the building to the COR or other designated Government representative.

The Contractor and Contractor's employees and subcontractors must comply with the GSA's Rules and Regulations Governing Public Buildings and Grounds (as posted in the building) and must promptly report violations by employees, or as otherwise observed, to the COR or security personnel.

The Contractor must provide reasonable assistance to security or emergency response personnel as needed.

### ***C.28. KEY CONTROL***

The Contractor must follow the building's key control program. Keys issued to the Contractor or the Contractor's personnel or subcontractors must be signed for and not transferred to other personnel unless recorded in the key control log. The Contractor is financially liable for the cost of re-keying if keys are lost or not recovered from terminated employees or subcontractors.

### ***C.29. DISRUPTIVE OR HAZARDOUS TOOLS***

The COR or designee must approve use of impact tools and power-actuated tools during normal working hours. Burning or welding equipment may be used only with written permission from the COR or designee. A Welding and Burning Permit (GSA Form 1755 or equivalent) must be issued in advance for each day welding or burning is performed.

### ***C.30. DISRUPTION TO UTILITIES, LIGHTING, OR SPACE CONDITIONING***

Any work that will disrupt utilities, fire protection and life safety systems, lighting or space conditioning for building tenants must be scheduled and approved in advance with the COR or designee and is generally required to be performed outside of normal working hours.

### ***C.31. PLUMBING AND RESTROOMS***

Plumbing systems must be maintained, repaired, and kept functional to the point of service delivery as defined by the utility company. The Contractor must ensure all system drains, including storm drainage and roof drains, remain clear and unobstructed.

The Contractor must take any necessary steps to prevent odors emitting from drains or other plumbing systems into occupied space, to include keeping water in traps as appropriate.

The Contractor must clear toilet and sink blockages, as necessary. Such requests will be transmitted to the Contractor by the COR or designee through service request procedures.

### ***C.32. MAINTENANCE PROGRAM***

#### **C.32.1 General**

The Contractor is responsible for establishing an effective system for scheduling and performing scheduled preventive maintenance on all building equipment and systems requiring a preventive maintenance procedure covered under the scope of this contract. This system, including the list of items receiving a preventive maintenance procedure as well as the specific maintenance standard or guide describing the preventive maintenance procedure and frequency (see section C.32.2, Maintenance Standard, below), is to be submitted to the COR or designee for approval within 10 days prior to contract start date.

#### **C.32.2 Maintenance Standard**

As part of the Contractor's established system for scheduling and performing scheduled preventive maintenance (See C.32.1, General, above), the Contractor must propose to the COR or designee, preventive or predictive maintenance standards or guides for each piece of equipment requiring a preventive maintenance procedure. The standards or guides must be based on the most rigorous of: (1)-Public Buildings Maintenance Standards (October 1, 2012 version) ; (2) manufacturer recommendations; (3) current NFPA standards; (4) other specific standards stated herein. In the event of a conflict between NFPA and other standards for maintenance of fire protection or life safety equipment or systems, NFPA takes precedence. For maintenance of fire protection or life safety equipment or systems, work must be recorded using NFPA inspection and testing forms where available.

The equipment requiring Contractor proposed preventive or predictive maintenance standards or guides must include all of the building equipment when any of the following equipment characteristics apply:

1. The equipment normally requires periodic replacement of consumable components.
2. The equipment normally requires periodic or occasional cleaning.
3. The equipment has moving parts.
4. The equipment is prone to failure before overall obsolescence of the system it serves.
5. The equipment is of a type itemized in the NETA, Maintenance Testing Specifications.
6. The equipment requires maintenance in accordance with NFPA codes and standards.
7. The equipment has an associated IP addressable or programmable controller.
8. The equipment requires maintenance in accordance with any other provision of this Contract.

### C.32.3 Application of Diagnostic Software

*QASP: Anomalies detected through diagnostic software must be recorded as CMMS work orders, and is subject to the same standards as other service requests.*

GSA uses diagnostic and optimization software to detect problems and inefficiencies in equipment operation. The Contractor must act on the recommendations of such diagnostic and optimization software reporting. This may include using the results of the diagnostic and optimization software to manually generate a service request, or to respond to a service request automatically generated by the diagnostic program application. The failure of the Government to implement such diagnostic programs does not relieve the Contractor of responsibility for detecting, diagnosing, and correcting deficiencies and inefficiencies. The following specific requirements apply:

1. GSA is licensed to use PACRAT diagnostics from Facility Dynamics Engineering. Use of PACRAT is required for the central plant and air-handlers. After financed EEMs are complete, PACRAT must be set up within 60 days and put into use on a quarterly basis (run reports quarterly based on trend data) for the chiller plant, boiler plant, and all air-handlers at the FB 300 N. Los Angeles Street (not required for the small air-handlers in the Roybal building). GSA will arrange for FDE to host PACRAT, and will arrange for transmission of data or access to data by FDE. The Contractor is responsible for contracting with FDE or other qualified sources for PACRAT configuration. Use of PACRAT results with the M&V Plan is encouraged.
2. GSA has a national monitoring and diagnostics program called "BuildingLink". The Contractor must cooperate with this program and use diagnostics as applicable. The diagnostics application being used is SkySpark.
3. GSA has a national power monitoring platform using Schneider ION EEM. The Contractor will be given access to this system and may use it to monitor or analyze performance.

### C.32.4 Control Systems

*QASP: Degradation of controls by Contractor mismanagement indicates unsatisfactory performance. Examples of such degradation are software or hardware overrides left in place, sequence of operations problems left unresolved, recurring alarms not resolved,*

*trend logs not recording, unresolved system communications failures, dysfunctional controllers or sensors not replaced or recalibrated, etc. Bypassing system security (e.g., removal of firewall devices) will be considered unsatisfactory performance.*

The Siemens BAS and Lumenergi lighting controls are being migrated into the GSA network. The Government will maintain server hardware, software running on servers, workstations and service laptops, software running on workstations and service laptops, T-1 communications, Ethernet cable, and Cisco routers and switches. The Contractor is responsible for Siemens and Lumenergi controllers and routers, non-ethernet cable, sensors, actuators, and other controls equipment within the buildings.

The Contractor will be able to operate the systems in a conventional fashion, but must coordinate changes to graphics or loading of programs with the Government's support contractor managing the servers.

The Contractor is responsible for making set point adjustments as necessary and appropriate. The Contractor is responsible for writing and modifying control programs to optimize the efficiency of the systems through the term of the contract, in cooperation with the Government's support contractor maintaining the servers. The Contractor must obtain the Government's approval for sequence of operations changes, and must submit recommended sequences to the Government for approval.

The Government may upgrade or change control system software or reprogram control systems during the performance period of the contract. If the Government provides operator level training and operator level documentation for the Contractor's use, the Contractor must not claim additional payment for changing to the new or upgraded software or control programs.

The Contractor is responsible for notifying the Government if a sequence of operations or its implementation as a control program is not producing the desired results or is resulting in unnecessary energy use. The Contractor is responsible for retaining an adequate level of expertise to manage the control systems. If the Contractor does not have a manufacturer trained or equivalent BAS operator onsite, the Contractor must enter into a subcontract, including regular scheduled support (not merely support on a contingency basis); with a firm that has these skills.

Control system computers, routers, hubs, switches, and controllers that are located in electrical closets, telephone closets, and maintenance offices, or in accessible locations of mechanical rooms, must be put on small uninterruptible power systems (UPS) if supplied by the Government.



### **C.33. WATER TREATMENT**

*QASP: Maintaining tolerances within the bands established in Appendix E (see below) is the key quality assurance - substantial uncorrected deviations from these tolerances indicates unsatisfactory performance.*

#### **C.33.1 General**

The Contractor must provide equipment, chemicals, and services (including application) required to control corrosion, scale, algae, and bacterial growth in all HVAC equipment and systems throughout the building. The Contractor shall be responsible for conformity with all pertinent local sanitation district regulations, air quality district regulations, and other environmental regulations. Water treatment must be performed and safety equipment (e.g., emergency eyewash stations) maintained in accordance with OSHA standards.

#### **C.33.2 Tolerances**

Water must be kept within tolerance bands in accordance with the Public Buildings Maintenance Standards (October 1, 2012 version) appendix E.

#### **C.33.3 Initial Report and Development of Program**

The Contractor must perform a comprehensive initial water treatment analysis (laboratory analysis) within the first month of the contract to assist in developing the water treatment plan. The Contractor must propose a water treatment plan to be approved by the COR or designee.

#### **C.33.4 Corrosion Monitoring**

The Contractor must install coupon racks, or an equivalent electronic monitoring system for corrosion, in condenser water loops, heating hot water loops, and the building main chilled water loop, if not already present, not later than 30 calendar days after submission of the water treatment plan (For the primary condenser water system, the installation of the water treatment monitoring system described elsewhere in this document meets this requirement.) The Contractor must propose the type and manufacture of the proposed coupon racks to be installed to the COR or designee for final approval before installation. If coupon racks are present the Contractor may use such existing equipment, but is responsible for bringing it into conformity with all requirements in this document. The minimum quantity of coupons and frequency of inspections must be described in the water treatment plan. Laboratory analysis of coupons must be no less frequent than quarterly for major systems (e.g., primary building condenser and chilled water loops, as opposed to specialized systems serving limited areas), and annually for other systems. As a minimum, two coupon racks must be installed for each loop, and used to monitor mild steel and copper.

Coupon racks will be the property of the Government upon installation. The Contractor shall have responsibility for maintaining (and if necessary replacing) the coupon racks for

the duration of the contract. The liability threshold for repairs does not apply to this equipment; the Contractor has full responsibility.

Acceptable corrosion rates are established in the Public Buildings Maintenance Standards (October 1, 2012 version). Molybdenum must not be used in GSA buildings.

#### C.33.5 Monthly Testing

The Contractor shall also draw a set of water samples monthly, for all HVAC water loops which are in active use during that season, for lab analysis. Tests shall be performed as described in the water treatment plan (which should be incorporated into the Building Operating Plan). The monthly samples shall be analyzed by a qualified laboratory, and a monthly report containing all pertinent information, relative to the conditions found, shall be submitted to the COR by the 10<sup>th</sup> calendar day of each month (to report results from the previous month). Tests to be performed as part of the monthly analysis shall be determined in the water treatment plan, but as a minimum should include pH, hardness, silica (open loops), conductivity, iron (closed loops), inhibitor levels, biocide levels, inhibitor levels. Raw (makeup) water shall be tested for hardness, conductivity and silica. Makeup water quantities used shall be tracked and reported. Types and quantities of chemicals used shall be tracked and reported.

Not later than the 15<sup>th</sup> calendar day of each month the results from the previous month shall be entered into the on-line system provided by GSA. All laboratory recommendations shall be recorded as corrective maintenance work orders in the CMMS, and appropriate action taken.

If the lab results demonstrate a discrepancy against results from the automated monitoring equipment, the Contractor shall investigate the discrepancy and repair equipment as necessary. Such discrepancies and investigative action taken shall be reported in the monthly report.

Where electronic monitoring provides test results with sufficient accuracy, monthly laboratory analysis may be omitted.

### ***C.34. OIL ANALYSIS AND OIL CHANGES***

*QASP: Oil analysis must be performed in accordance with the approved plan.*

#### C.34.1 Periodic Oil Analysis

Initial oil analysis for purposes of developing the oil analysis program shall be performed in time to incorporate the program into the Building Operating Plan. This initial analysis shall consist of analysis of oil in all engines (e.g., generators, engine-driven fire pumps), air compressors, and chillers of 50 tons or greater cooling capacity. Oil shall be analyzed in accordance with manufacturer's (or manufacturer's local representative's) recommendations. Refrigerant for all chillers of 50 tons or greater cooling capacity shall also be analyzed for oil entrainment and for moisture.

On the basis of results from the initial oil analysis, and manufacturer's recommendations, the Contractor shall develop, incorporate in the Building Operating Plan, and execute an oil analysis program. This program must describe periodic oil analysis, tests to be performed, diagnostic standards, and thresholds for oil changes.

The initial oil analysis reports shall be submitted with the Building Operating Plan.

The Contractor must establish and implement a periodic oil analysis program considering the results of the initial oil analysis and the manufacturer's recommendations. Documentation must include periodic oil analysis tests to be performed at least annually, diagnostic standards, and thresholds for oil changes. Oil analysis must be conducted to maintain a consistent methodology for data collection, analysis, and historical trending. Periodic oil analysis must include, but is not limited to, chillers of 50 tons or greater cooling capacity. Periodic oil analysis must be performed prior to annual maintenance requirements so that results may be considered in performing maintenance.

When testing is performed, the Contractor must submit a written report with the next monthly progress report. Where oil analysis indicates a need for corrective action, an appropriate work order must be created in the CMMS and the appropriate corrective action taken by the Contractor.

#### **C.34.2 Oil and Refrigerant Additives**

Oil and refrigerant additives must not be used without the permission of the COR.

### ***C.35. LAMPS AND BALLASTS***

The Contractor must replace failed lamps, to include appropriate ballasts if required, with products meeting the following standards, unless incompatible with building standard or not applicable to the type of fixture:

1. Color rendering index must be 85 or higher;
2. Ballasts must comply with standards of the NEMA Premium Ballast Program;
3. Lighting products must be Energy Star certified;
4. Lamp color must match that of the surrounding lamps.

The Contractor must establish and implement a lamping and ballasts recycling program for fluorescent tubes and light bulbs in accordance with Environmental Protection Agency (EPA) and GSA standards. All handling and disposal of mercury containing tubes and bulbs must be in compliance with Universal Waste Rule guidelines.

The Contractor must maintain the mercury content of all mercury-containing lamps below 75 picograms per lumen hour, on weighted average, for all mercury-containing lamps acquired for the existing building and associated grounds. Screw-based compact fluorescent lamps may be excluded from this calculation if they meet the voluntary standards by NEMA. If the Contractor cannot find replacement lamps to meet this requirement while maintaining building standard lighting, the Contractor must immediately bring this to the attention of the COR. The Contractor must maintain

documentation of all purchases of mercury-containing lamps and provide the information within the monthly progress report to the COR or designee.

### ***C.36. ARCHITECTURAL AND STRUCTURAL SYSTEMS MAINTENANCE***

The Contractor must maintain, repair, replace, modify, and restore all of the architectural and structural components of the building. In general, these components include walls, floors, doors, windows, docks, levelers, lighting, and all items that are part of or otherwise associated with them.

The Contractor must conduct routine inspection and minor maintenance and repair of interior and exterior architectural and structural systems components. All replacement items and parts must be either the same quality or better than the manufacturer's original parts.

The Contractor must perform all architectural and structural maintenance and repairs or replacements to the building interior and exterior extending to the legal property line. The Contractor must ensure the integrity of elements and materials in compliance with Federal, State, and national codes and standards (e.g., fireproofing materials, firestopping, fire and smoke doors, etc.). The Contractor must ensure the building is free of missing components or defects that could affect the safety, appearance, or intended use of the facility or could prevent any electrical, mechanical, fire protection and life safety, plumbing or structural system from functioning in accordance with its design intent.

Repair and replacement work must be complete, including touch-up painting and operational checks. The quality of the work must ensure that repaired areas are fully compatible with and match adjacent surfaces or equipment. All replacement items must be consistent with design documents and match existing equipment in quality, dimension, and material, quality of workmanship, finish, and color.

Painting is considered "touch-up," for purposes of this contract, when it is to repair a specific damaged area of paint. Repainting to correct for normal wear and tear to painted surfaces over time is not required. Re-stripping of parking areas, driveways, roads, and vehicle inspection areas is required where striping is damaged or worn in a specific location, but not for general wear and tear of a large area over time. Repairs to pavement are required where a specific location is damaged but not where an extensive area is degraded. Painting in mechanical areas needed for OSHA compliance, consistent equipment appearance, or other safety reasons is required.

#### **C.36.1 Interior Signage and Directories**

The Contractor must maintain and update building directories. The Contractor must repair damaged interior or exterior signage in accordance with the repairs provisions in this document. Other changes to interior or exterior signage may be ordered from the Contractor as reimbursable items under the Additional Services provisions in this document.

### C.36.2 Finishes Maintenance

The Contractor must ensure finishes are maintained to the manufacturer's specifications and levels that preserve a professional appearance and the integrity of the protected surface.

The Contractor must provide touch-up paint on repaired surfaces that seamlessly matches the surface and condition prior to degradation and repair.

### C.36.3 Reserved

### C.36.4 Vertical Transportation and Associated Equipment

The Contractor is responsible for maintaining and repairing vertical transportation equipment (VTE). Provisions herein specific to VTE maintenance and repair contain deviations from response times, repairs liability limitations and other provisions of more general applicability herein.

## **C.37. REPAIRS**

*QASP: performance regarding Repairs is satisfactory when 95% of Repairs are performed with a reasonable degree of quality, on time, and properly documented on the CMMS as work orders. This excludes Repairs for which parts cannot be obtained, so long as the Contractor makes all reasonable efforts to obtain parts and does everything possible to keep systems performing while waiting for parts. Performance is nonetheless unsatisfactory if any Repairs are left incomplete without good reason after 30 calendar days. Performance is also unsatisfactory if, for reimbursable repairs, a pattern is found of use of excessive costs due to use of subcontract labor where qualified Contractor labor could have been used.*

### C.37.1 General

The Contractor must perform reimbursable and non-reimbursable repairs as described in this document. Repairs are handled on a shared liability basis (See shared liability math example in C.37.3 Reimbursable Repairs). Relatively small value repairs (non-reimbursable repairs) are the responsibility of the Contractor in their entirety, and larger repairs (reimbursable repairs) must be approved and funded by the Government for the cost amount above the Contractor threshold. If damage is caused by Contractor negligence, the Contractor shall be liable for the full cost of repair, any other provisions notwithstanding.

The intent of this contract is to ensure that most repairs will be accomplished by in-house Contractor personnel. However, the Government recognizes that occasionally there are certain specialized repairs that require specialized skills outside the skill sets of the in house O&M personnel. If the Contractor identifies a repair that they believe is of such a specialized nature that a specialized subcontractor is required to properly complete the repair, the Contractor must provide written justification in advance, to the COR or designee, for approval of the need to use a subcontractor. The Contractor must not use subcontractors to perform non-reimbursable repairs unnecessarily or with the intent of driving up the repair cost so the Government must cover part of it. If approved, the cost of the

subcontractor will be treated as a repair part and material cost for the purposes of calculating the repair threshold. The subcontractor's cost must be appropriate and approved in advance by the COR.

All repairs must use supplies, materials, and parts of the highest quality available that are appropriate for the repair of the given equipment or system. Any replacement parts used during the course of this contract must be of comparable or higher quality. Energy-consuming items must be the most efficient in their class. The Contractor must stock commonly used items and have a network of suppliers that will deliver ordered items without any delay. Any replacement motors must be of premium efficiency. Whenever motors are replaced, motor size must be recalculated and replacement motor selection must reflect the appropriate size.

#### C.37.2 Non-Reimbursable Repairs

A non-reimbursable repair is a repair requiring no more than \$2,500.00 in cost for repair parts and materials only (including any approved subcontracting costs). For this purpose, parts, materials and subcontract costs are calculated at cost only (no markup).

In addition any repair to equipment installed as part of a financed EEM is a non-reimbursable repair. The Contractor has full liability for EEM equipment.

The value of labor performed by the Contractor's own employees is valued as follows:

- (1) where such employees perform the repair during their regular shifts and the Contractor does not incur additional labor costs to make the repair, the value of the labor for this purpose is \$0.
- (2) where such employees are authorized and paid to work additional hours for the purpose of making the repair, the value of the labor is the Contractor's direct payroll cost for the labor (direct hourly pay plus cost of fringe benefits). No other overhead or profit markups may be applied. The hourly rates in the price schedule shall not be used for this purpose.

The cost of consumable parts and materials must not be calculated as part of the Contractor's repair parts and material costs. Non-reimbursable repairs are entirely the Contractor's responsibility with no reimbursement from the Government. Any repair required to be completed after normal business hours must be approved in writing by the COR in advance.

Non-reimbursable repairs must be completed within 24 hours of identification of the problem unless an extension is approved by the COR. The work order must be put into a status field to indicate the nature of any delay, with appropriate remarks.

#### C.37.3 Reimbursable Repairs

If a repair exceeds the non-reimbursable repair cost threshold established above and has been approved and verified by the COR or designee, it becomes a reimbursable repair. Reimbursable repairs are reimbursable to the Contractor, once approved by the COR or designee, for the portion (shared liability) of the cost exceeding the non-reimbursable threshold of \$2,500.00. The cost of the repair is calculated using parts, materials and



subcontract costs at direct cost without markup. The cost of consumable parts is not included in determining cost.

The value of labor performed by the Contractor's own employees is valued as follows:

(1) where such employees perform the repair during their regular shifts and the Contractor does not incur additional labor costs to make the repair, the value of the labor for this purpose is \$0.

(2) where such employees are authorized and paid to work additional hours for the purpose of making the repair, the value of the labor is the Contractor's direct payroll cost for the labor (direct hourly pay plus cost of fringe benefits). No other overhead or profit markups may be applied. The hourly rates in the price schedule shall not be used for this purpose.

#### **REPAIR SHARED LIABILITY EXAMPLE:**

A repair is identified and estimated by the Contractor to cost \$3,200.00 for repair parts and materials only. The COR or designee will verify and approve both the need for the repair and the \$3,200.00 estimated cost of repair parts and materials. In this example, the Contractor will pay the first \$2,500.00 of the repair and GSA will pay the remaining \$700.00.

1. Total estimated approved cost for repair parts and materials to complete repair	\$3,200.00
2. Contractor's shared liability amount to be subtracted (same amount as the non-reimbursable threshold)	<del>-\$2,500.00</del>
3. Total to be paid by GSA to the Contractor for the repair	\$ 700.00

The required completion date for reimbursable repairs must be established when the COR approves the work, as mutually agreed upon by the COR and the Contractor. The Contractor must attempt to complete work as promptly as feasible.

Immediately upon identification of a reimbursable repair, the Contractor must create a work order in the CMMS and defer it by putting it in a "hold" status pending approval to proceed.

#### **C.37.4 Approval of Work**

When the Contractor determines that a repair is needed that exceeds the non-reimbursable repair threshold, the Contractor must immediately notify the COR. The COR must issue an order to the Contractor before the Contractor may proceed with the repair.

The Contractor shall place the corresponding work order into a "hold" status from the time a valid proposal is given to the COR until the time an order is given to the Contractor. The time during which the work order is thus deferred will not count against the Contractor in calculating timeliness.

The Contractor must provide justification to the COR for using subcontractors to perform work. The COR may prohibit the use of subcontractors if the COR determines the

Contractor is unnecessarily driving up the cost of the work and the Contractor's own employees have the skills necessary to perform the work.

#### C.37.5 Invoicing

The Contractor must invoice the Government for completed reimbursable repairs authorized orally, on a single itemized and consolidated invoice at the end of each month of performance unless the COR requests separate invoicing. If the Contractor directly purchased parts or components, copies of receipts must be attached. Reimbursable repairs authorized by task order may be invoiced separately upon completion and acceptance of work. Invoices must also contain references to CMMS work order numbers.

#### C.37.6 Ordering Repairs from Outside Source

The Government reserves the right to order repairs from an outside source. If the repair is a reimbursable repair, the Government will inform the Contractor of the outside source's price, and deduct \$2500 or the outside source's price, whichever is less, from the Contractor's payments.

#### C.37.7 Force Majeure (Uncontrollable Events)

Deficiencies or breakdowns caused by vandalism, misuse, abuse, or acts of God including natural disasters are fully reimbursable. The Contractor will be reimbursed under the Additional Services provisions described in this document or the Government will have the work performed by other means at no cost to the Contractor.

#### C.37.8 Warranties

The Contractor must contact installers or manufacturers, as appropriate, for work that is covered under a warranty and maintain records of warranty service. The Contractor must avoid actions that would invalidate a warranty, unless authorized by the COR. If an installer or manufacturer fails to comply with the terms of a warranty, the Contractor must immediately notify the COR or designee.

#### C.37.9 Quality of Materials and Replacement Parts

Replacement components and materials must be of similar or better quality than the components replaced, considering energy efficiency, operational characteristics, power quality, control and data acquisition, maintainability, and durability. The COR may require replacement of components with components from the same manufacturer to maintain consistency throughout the building.

Materials and parts that are visible to building occupants must be to building standard and maintain the same appearance as similar materials and parts in the occupied space.

Components of control systems must be replaced so as to maintain the tie-in to the control system with no degradation of data throughput, memory, point capacity, data acquisition, or programmability.

Motors must be replaced with premium efficiency motors as defined by the NEMA MG-1 standard or in compliance with local utility guide demand-side management rebate guidelines

Old transformers must be replaced with NEMA-rated class one efficiency transformers in accordance with the NEMA TP-1 standard.

Replacement of variable frequency drives must be done in accordance with recommendations found in NEMA, Application Guide for AC Adjustable Speed Drive Systems.

Energy Star-rated equipment must be installed where available and when there is no engineering or operational reason not to select an Energy Star product.

### ***C.38. SAFETY AND ENVIRONMENTAL MANAGEMENT***

#### **C.38.1 General**

The Contractor must comply with all Federal, State, and local laws and regulations that relate to the maintenance and operation of equipment and systems within the scope of this contract, to include permitting, inspection, and personnel safety, control of hazardous substances, certification, and recordkeeping.

#### **C.38.2 Scheduling and Recordkeeping**

The Contractor must maintain copies of all such tests, certifications, permits and other required records, and provide copies to the COR. In addition, all required safety and environmental tests, certifications, permits, and other procedures required in this document must be scheduled in the CMMS work order system and documented in the CMMS.

#### **C.38.3 Refrigerant Control and Certification**

The Contractor must control refrigerants and maintain records in accordance with EPA, GSA, and air quality management district standards. The Contractor must take appropriate immediate action and report leaks to the COR.

The Contractor must maintain and test refrigerant monitors and alarms and purge ventilation systems as part of the maintenance program. Testing must use appropriate media to test sensors as well as alarm circuitry.

Refrigerant control logs must be updated as required (and reviewed not less frequently than monthly), and a copy sent to the COR. The Contractor must also maintain a set of logs onsite and make this set of logs available to Government inspection.

Contractor employees who come into contact with refrigerants in the course of their duties must be certified to handle such refrigerants. If equipment containing chlorofluorocarbon (CFC) or hydro chlorofluorocarbon (HCFC) refrigerants is removed from operation under this contract, the Contractor must recover all refrigerant in the equipment, seal it in appropriate storage containers, reclaim and reuse it as directed by the COR, or dispose of it within EPA guidelines.

In the event of fines or penalties levied by the EPA or an Air Quality Management District, the Contractor may be charged the cost as a performance deduction under the Adjusting Payments clause.

#### C.38.4 Air Quality Management District (AQMD) Operating Permits

The Contractor must be familiar with the requirements of the local AQMD, and shall be responsible for obtaining operating permits for boilers, generators and other emissions-producing equipment regulated by the district and making copies available to the COR or designee. In the event of fines or penalties levied by an AQMD, the Contractor may be charged the cost as a performance deduction under the Adjusting Payments clause.

#### C.38.5 Underground Storage Tanks

The Contractor is responsible for complying with all Federal, State, and local requirements for the periodic inspection, monitoring, permitting, certification and maintenance of underground storage tanks.

#### C.38.6 Reserved

#### C.38.7 Hazardous Waste

The Contractor must be cognizant of, and comply with, all Federal, State, and local laws and regulations related to the disposal (landfill, sewer discharge, etc.) of hazardous waste and materials used or removed in the performance of the contract or discharged by the building, and must comply with all such requirements, including record keeping requirements.

Fluorescent lamps, batteries, and other items in any quantity subject to the Universal Waste rules for hazardous waste management and disposal must be recycled or disposed of properly.

#### C.38.8 Facility Hazards

The Contractor must assist in identifying facility health and safety hazards and report all hazards in writing to the COR on GSA Form 3614, GSA Notice of Unsafe/Unhealthful Workplace Conditions. The Contractor must take immediate action to control hazards that present an imminent danger.

#### C.38.9 Workplace Safety

The Contractor must develop a site-specific occupational safety and health program specifically addressing applicable components of 29 CFR 1910 and 29 CFR 1926. The safety and health program must be submitted to the COR or designee for review and approval 30 days after award. By approving the program, GSA assumes no responsibility for the Contractor's occupational safety and health program.

#### C.38.10 Electrical Safety

The Contractor must comply with NFPA 70 and 70E when working on or around electrical equipment or systems and use International Electrical Testing Association

(NETA) certified employees when working on switchgear equipment. The Contractor will ensure that areas restricted to qualified personnel are secured and properly labeled. The Contractor must ensure that employees who work on electrical equipment or systems are qualified for such work.

#### C.38.11 Fall Protection

The Contractor must develop specific fall protection procedures for work on roofs, equipment, and other areas at elevation. The Contractor must ensure fall protection equipment is provided to their employees and that employees are adequately trained.

#### C.38.12 Powered Platforms

The contractor must inspect, test, and maintain all permanently installed powered platforms in accordance with 29 CFR 1910.66, and provide copies of such certifications to the COR.

#### C.38.13 Lockout/Tagout

The Contractor must develop a lockout/tagout program in accordance with 29 CFR 1910.147. The program must include all anticipated energy sources, including but not limited to, electricity, steam, pressurized fluids, and mechanical energy. The Contractor must communicate the lockout/tagout program to all other affected contractors.

#### C.38.14 Confined Spaces

The Contractor must identify and label all confined spaces in accordance with OSHA requirements.

The Contractor must develop a confined space entry permit system for all permit-required confined spaces within 60 calendar days of commencement of the contract.

#### C.38.15 Asbestos Management

The Contractor shall be expected to occasionally perform Class III and Class IV asbestos work as defined in 29 CFR 1926.1101. The Contractor must be prepared to deal with asbestos on a small-scale, short-duration basis to effect emergency repairs and to clean up small spills. The Contractor must protect building tenants, visitors, and employees from asbestos exposure. The Contractor must comply with applicable OSHA regulations and all applicable Federal, State, and local asbestos regulations. The Contractor must immediately become familiar with, comply with, and recommend any appropriate changes to the Government Asbestos Management Plan for the building. Contractor personnel who perform the abovementioned work must have been appropriately trained in accordance with 40 CFR Part 763.

#### C.38.16 Hazardous Materials

The Contractor must make Material Safety Data Sheets (MSDS) available to their employees in accordance with 29 CFR 1910.1200. MSDS must also be made available to the COR or designee on request.

The Contractor must prepare and submit a hazardous materials inventory as an appendix to the building operating plan. This must itemize all materials of a type as to be sold with an MSDS and approximate quantities stored or to be stored as well as the exact locations where hazardous materials are to be stored. The inventory must be kept current and resubmitted annually by September 30 of each year.

#### C.38.17 Boiler/Pressure Vessel Operation and Inspection Standards

Boiler operation and inspections must be in accordance with applicable codes and regulations including but not limited to:

- (1) ASME Boiler and Pressure Vessel Code.
- (2) National Board Inspection Code.
- (3) Environmental Protection Agency and local AQMD requirements.
- (4) ASME CSD-1, Control & Safety Devices for Automatically Fired Boilers.
- (5) NFPA 85, Boiler and Combustible Systems Hazards Code.

Boiler inspections must include internal and external (operating) inspections and tests described in chapter 2, Inspection of Boiler and Pressure Vessels, of NBIC. The Contractor shall require the inspector to complete GSA Form 349 (Inspection Report of Boiler) or an equivalent approved form for each boiler inspected. The Contractor must have unfired pressure vessels with design operating pressure in excess of 60 pounds per square inch (psi) and a capacity in excess of 15 gallons inspected annually. The Contractor must complete GSA Form 350 (Inspection Report of Unfired Pressure Vessels) or an equivalent approved form for each unfired pressure vessel inspected. A GSA Form 1034 (Certificate of Inspection) or an equivalent approved form must be completed and posted on or near the equipment. Inspections must be made by inspectors certified by the National Board of Boiler and Pressure Vessel Inspectors, who must be employed by an independent firm specializing in boiler and unfired pressure vessel inspections.

#### C.38.18 Backflow Prevention Devices

The Contractor must maintain all existing backflow prevention devices and certify them as prescribed by Federal, State, and local laws, ordinances, and regulations. If no local requirement exists, a certified inspector must inspect all existing backflow prevention devices on an annual basis and provide certification of proper operation to the COR or designee. While the Government will generally pass on to the Contractor backflow testing notices received from local water districts or other local authorities, the Contractor is responsible for timely completion and submission of such test results regardless of receipt of such notices.

In addition to other requirements, backflow prevention devices used on water-based fire suppression systems must be inspected, tested, and maintained in accordance with NFPA 25.

#### C.38.19 Potable Water Systems

The Contractor must comply with The Safe Drinking Water Act, PL 99-339, as amended, and the Environmental Protection Agency Safe Drinking Water regulations (40 CFR 141.43, sections A and D), which address the quantity of lead allowable in new



installations or repairs to existing drinking water systems and or plumbing. Potable water systems that are repaired, modified, serviced, or breeched in any way must be disinfected and flushed as needed prior to returning the system to service.

#### C.38.20 Labeling and Signage

The Contractor must maintain the labeling of existing equipment, pipes, storage areas, containers, confined space, and workspaces as well as associated signage, in accordance with OSHA standards to ensure labels are visible and not obliterated. Any equipment, pipes, etc., newly installed by the Contractor require labeling and signage per OSHA standards must be labeled immediately upon completion of the installation and maintained throughout the contract period.

#### C.38.21 Roof Anchorage Points

The Contractor must provide for an annual inspection of designated roof anchorage points by qualified personnel. Anchorages must be inspected in accordance with the anchor manufacturer's requirements and additional requirements contained in the installation certification. Copies of the inspection reports must be provided to the COR. If an area of suspicion is identified, the anchorage must be tagged "out of service" and immediately reported to the COR. ANSI/IWCA I-14 may be consulted for further guidance.

### ***C.39. FIRE PROTECTION AND LIFE SAFETY EQUIPMENT AND SYSTEMS***

*QASP: QA for fire protection and life safety systems should not be done statistically, for reasons of liability and the degree of damage possible from a single incident. In general, complete compliance with standards is required. Common sense should be shown regarding minor deviations from standards that do not create a significant hazard.*

#### C.39.1 General

All fire protection and life safety systems and equipment must be kept fully functional at all times, except for limited periods for maintenance with the COR's approval. The inspection, testing, repairs, and maintenance of all fire protection and life safety equipment and systems must be in accordance with the requirements in the applicable NFPA code or standard.

#### C.39.2 Fire Alarm System

Services include, but are not limited to, the performance inspection, testing, and preventive maintenance or repair of a variety of fire alarm and notification systems, equipment and components such as manual alarm devices, smoke and heat detectors, tamper switches, pressure switches, water flow switches, remote and graphic annunciators, main fire alarm panel and components, voice alarm systems, speakers, horns, and other audible and visual devices, wiring circuits and junctions, all other alarm, detection and control and ancillary devices, and emergency power operations.

The Contractor must comply with all appropriate safety code requirements. If the Contractor encounters equipment that is in a condition that may endanger life or property,

the Contractor must immediately notify the COR of the condition requiring immediate action. Within 24 hours the Contractor must provide to the COR a written report of the hazardous condition and recommended corrective action.

The Contractor must provide all tools and supplies necessary to properly perform inspections, tests, and maintenance in accordance with the current edition of NFPA 72.

All fire alarm system, inspections, tests, maintenance, alterations, and repairs performed under this contract must comply with the current edition of the NFPA 72 National Fire Alarm Code including all appendices. Anywhere NFPA 72 states "should," it shall be taken to mean, "shall." The Contractor is responsible for meeting the inspection, maintenance, testing frequencies and testing methods outlined in NFPA 72. Documentation of the above mentioned inspection, maintenance, and testing results must be recorded on the applicable Inspection and Testing Form from NFPA 72.

All fire alarm testing, with the exception of interconnected building functions, must be performed after normal working hours. Testing of the interconnected building functions, including, but not limited to, air handler shutdown, damper control, elevator recall, egress door unlocking, etc., must be performed during hours the interconnected equipment is active. The testing of the fire alarm system shall not be considered complete without the testing of interconnected equipment. The Contractor must provide a fire watch in areas left unprotected until the fire alarm system is completely restored during the performance of routine service and testing procedures. If the system cannot be restored through no fault of the Contractor's, a fire watch still must be provided until the system is restored, however the Contractor may seek reimbursement for the fire watch with the COR or designee. The Contractor must leave areas where they perform work neat, clean, and orderly.

**IN NO CASE SHALL THE FIRE ALARM SYSTEMS BE LEFT IN A DISABLED CONDITION WITHOUT NOTIFYING THE COR!**

Fire alarm system maintenance and repair may impact asbestos containing material (ACM). ACM is often found in sprayed-on fireproofing (on ceiling slabs and support beams), insulation (on pipes, valves, boilers), and within wall materials. The Government must inform the Contractor of any known ACM in an individual building. If the Contractor must disturb materials he suspects may contain ACM, the Contractor must immediately report it to the COR. The COR will investigate and instruct the Contractor on how to avoid an airborne asbestos exposure.

Fire alarm system maintenance and repair may impact lead-based paint. The Government must inform the Contractor of any known lead-based paint in an individual building. If the Contractor must disturb materials he suspects may contain lead-based paint, the Contractor must immediately report it to the COR. The COR will investigate and instruct the Contractor on how to avoid lead-based paint contamination.

The Contractor must ensure that the fire alarm system is maintained and operable at all times except while being tested or repaired. It is essential that the Contractor carefully schedule with the building manager all non emergency shutdowns of the fire alarm

system and that back up protection be provided by the Contractor (arrangement of additional personnel stationed in the areas affected and at the fire alarm system control panel) any time that the fire alarm system is out of service for more than 4 hours. In addition, regardless of the duration of the shutdown, the affected portion of the system must be tested to ensure that the protection has been restored.

The Government reserves the right to make any test or inspection it deems necessary to make sure that all performance requirements are being maintained.

The Contractor must employ fire alarm system technicians who are certified by the National Institute for Certification in Engineering Technologies (NICET). Fire alarm system technicians performing contract work must meet the service personnel qualification requirements in the current edition of NFPA 72 and also hold at least a NICET Level 2 (Associate Engineering Technician) in Fire Protection Engineering Technology, Fire Alarm Systems. Additionally, the technicians must meet the requirements outlined in the applicable paragraphs in section H.15.3, Qualifications of Technicians.

The Contractor may be asked to remove persons who pose a threat to health, safety, or security of an installation. While onsite all Contractor personnel must possess current NICET certification.

#### C.39.3 Fire Alarm System Central Station Monitoring

The Contractor must provide and maintain a UL-listed central station monitoring service to monitor all fire alarm transmitters and related equipment. The Contractor must ensure all fire alarm systems are connected to the monitoring service. During any period when the central station monitoring is not operational, the Contractor must maintain a fire watch. If the Contractor believes the central station monitoring failure was through no fault of his own, the Contractor may request reimbursement for the fire watch from the COR or designee.

#### C.39.4 Water-Based Fire Suppression Systems

Services consist of, but are not limited to, the performance inspection, testing, and preventive maintenance or repair services of all mechanical devices, including valves, sprinklers, couplings, piping and connections, water motor gongs and alerting devices, tamper switches, pressure switches, water flow switches, standpipes, backflow preventers, private fire service mains, pumps, and test headers.

The Contractor must comply with all appropriate safety code requirements. If the Contractor encounters equipment that is in a condition that may endanger life or property, the Contractor must immediately notify the COR of the condition requiring immediate action. Within 24 hours the Contractor must provide to the COR a written report of the hazardous condition and recommended corrective action.

The Contractor must provide all tools and supplies necessary to properly perform inspections, tests, and maintenance, in accordance with the current edition of NFPA 25, Inspection, Testing, and Maintenance of Water-Based Fire Extinguishing Systems,

including appendices. All water-based fire suppression system testing must be performed after normal working hours unless approved otherwise by the COR.

All water-based fire extinguishing system inspections, tests, and maintenance performed under this contract must comply with the current edition of NFPA 25. Anywhere NFPA 25 states "should," it shall be taken to mean "shall." The Contractor is responsible for meeting the inspection, maintenance, and testing frequencies and testing methods outlined in NFPA 25. Documentation of the above mentioned inspection, maintenance, and testing results must be recorded on the applicable suggested form, as found in the current edition of NFPA 25.

**IN NO CASE SHALL ANY WATER BASED FIRE SUPPRESSION SYSTEM BE LEFT IN A DISABLED CONDITION WITHOUT NOTIFYING THE COR!**

Water-based fire extinguishing system maintenance and repair may impact ACM. ACM is often found in sprayed-on fireproofing (on ceiling slabs and support beams), insulation (on pipes, valves, boilers), and within wall materials. The Government shall inform the Contractor of any known ACM in an individual building. If the Contractor must disturb materials he suspects may contain ACM, the Contractor must immediately report it to the COR. The COR will investigate and instruct the Contractor on how to avoid an airborne asbestos exposure.

Water-based fire extinguishing system maintenance and repair may impact lead-based paint. The Government shall inform the Contractor of any known lead-based paint in an individual building. If the Contractor must disturb materials he suspects may contain lead-based paint, the Contractor must immediately report it to the COR. The COR will investigate and instruct the Contractor on how to avoid lead-based paint contamination.

The Contractor must ensure that the sprinkler system is maintained and operable at all times except while being tested or repaired. It is essential that the Contractor carefully schedule with the building manager and COR all non emergency shutdowns of the sprinkler system and that back up protection be provided by the Contractor any time the sprinkler system is out of service for more than 4 hours. In addition, regardless of the duration of the shutdown, the affected portion of the system must be tested to ensure that the protection has been restored. The Contractor must provide a fire watch in areas left unprotected until the water-based fire suppression system is completely restored to service during the performance of any routine service and testing procedures. If the Contractor believes they were not able to restore sprinkler service due to circumstance outside of their control, the Contractor may request reimbursement for that portion or the fire watch from the COR or designee.

The Contractor must leave areas where he performs work neat, clean and orderly.

The Government reserves the right to make any test or inspection it deems necessary to ensure all performance requirements are being met.

The Contractor must utilize sprinkler system technicians who are certified by the National Institute for Certification in Engineering Technologies (NICET). Technicians performing services for the inspection, testing, and maintenance of the building's water-based fire protection systems in accordance with the contract must hold at least a NICET

Level 2 (Associate Engineering Technician) in Fire Protection Engineering Technology, Inspection and Testing of Water-Based Systems. Additionally, the technicians must meet the requirements outlined in the applicable paragraphs in section H.15.3, Qualifications of Technicians.

The Contractor may be asked to remove persons who pose a threat to health, safety, or security of an installation. While onsite all Contractor personnel must possess the current NICET certification.

#### C.39.5 Fire Doors and Other Opening Protectives

Services consist of, but are not limited to, the performance inspection, testing and preventive maintenance of all fire door assemblies and other opening protectives.

The Contractor must provide all tools and supplies necessary to properly perform inspections, tests and maintenance or repairs in accordance with the current edition of NFPA 80, Standard for Fire Doors and Other Opening Protectives, including appendices. Anywhere NFPA 80 states "should", it shall be taken to mean "shall." The Contractor is responsible for meeting the inspection, maintenance, testing frequencies, testing methods, and documentation requirements outlined in NFPA 80.

The Government reserves the right to make any test or inspection it deems necessary to ensure all performance requirements are being met.

#### C.39.6 Fire and Combination Fire/ Smoke Dampers

Services consist of but are not limited to, the inspection, testing, and preventive maintenance of all fire and combination fire/smoke dampers.

The Contractor must provide all tools and supplies necessary to properly perform inspections, tests, and maintenance or repairs in accordance with the current edition of NFPA 80, Standard for Fire Doors and Other Opening Protectives, including appendices. Anywhere NFPA 80 states "should," it shall be taken to mean "shall." The Contractor is responsible for meeting the inspection, maintenance, testing frequencies, testing methods, and documentation requirements outlined in NFPA 80.

The Government reserves the right to make any test or inspection it deems necessary to ensure all performance requirements are being met.

#### C.39.7 Smoke Doors and Other Opening Protectives

Services consist of, but are not limited to, the inspection, testing, and preventive maintenance of all smoke door assemblies and other opening protectives.

The Contractor must provide all tools and supplies necessary to properly perform inspections, tests, and maintenance or repairs in accordance with the current edition of NFPA 105, Standard for the Installation of Smoke Door Assemblies and Other Opening Protectives, including appendices. Anywhere NFPA 105 states "should," it shall be taken to mean "shall." The Contractor is responsible for meeting the inspection, maintenance,

testing frequencies, testing methods, and documentation requirements outlined in NFPA 105.

The Government reserves the right to make any test or inspection it deems necessary to ensure all performance requirements are being met.

#### C.39.8 Smoke Dampers

Services consist of, but are not limited to, the inspection, testing, and preventive maintenance of all smoke dampers.

The Contractor must provide all tools and supplies necessary to properly perform inspections, tests, and maintenance or repairs in accordance with the current edition of NFPA 105, Standard for the Installation of Smoke Door Assemblies and Other Opening Protectives, including appendices. Anywhere NFPA 105 states "should," it shall be taken to mean "shall." The Contractor is responsible for meeting the inspection, maintenance, testing frequencies, testing methods, and documentation requirements outlined in NFPA 105.

The Government reserves the right to make any test or inspection it deems necessary to ensure all performance requirements are being met.

#### C.39.9 Portable Fire Extinguishers

Services consist of, but are not limited to, the inspection, testing, and preventive maintenance of all portable fire extinguishers.

The Contractor must provide all tools and supplies necessary to properly perform inspections, tests, and maintenance or repairs in accordance with the current edition of NFPA 10, Standard for Portable Fire Extinguishers, including appendices. Anywhere NFPA 10 states "should," it shall be taken to mean "shall." The Contractor is responsible for meeting the inspection, maintenance, testing frequencies, testing methods, and documentation requirements outlined in NFPA 10.

The Government reserves the right to make any test or inspection it deems necessary to ensure all performance requirements are being met.

The Contractor must utilize technicians performing contract work involving the inspection, testing, and maintenance of portable fire extinguishers who meet the qualification requirements of the current edition of NFPA 10 and possess current training certification by the respective portable fire extinguisher manufacturers verifying competence to work on these units. Additionally, the technicians must meet the requirements outlined in the applicable paragraphs in section H.15.3, Qualifications of Technicians.

The Contractor may be asked to remove persons who pose a threat to the health, safety, or security of an installation.

#### C.39.10 Non-Water-Based Fire Extinguishing Systems

Services consist of, but are not limited to, the inspection, testing, and preventive maintenance of the following types of non-water-based fire extinguishing systems:



- Carbon dioxide extinguishing systems, NFPA 12, Standard on Carbon Dioxide Extinguishing Systems.
- Halogenated extinguishing systems, NFPA 12A, Standard on Halon 1301 Fire Extinguishing Systems.
- Dry chemical extinguishing systems, NFPA 17, Standard for Dry Chemical Extinguishing Systems.
- Wet chemical extinguishing systems, NFPA 17A, Standard for Wet Chemical Extinguishing Systems.
- Fire extinguishing systems, NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations.
- Clean agent fire extinguishing systems, NFPA 2001, Standard for Clean Agent Fire Extinguishing Systems.

The Contractor must provide all tools and supplies necessary to properly perform inspections, tests, and maintenance in accordance with the current edition of the applicable NFPA standards, including appendices. Anywhere an NFPA standard states "should," it shall be taken to mean "shall" The Contractor is responsible for meeting the inspection, maintenance, testing frequencies, testing methods, and documentation requirements outlined in the applicable NFPA standards.

The Government reserves the right to make any test or inspection it deems necessary to ensure all performance requirements are being met.

The Contractor must utilize technicians performing contract work involving the inspection, testing, and maintenance of non-water-based extinguishing systems who meet the qualification requirements of the current editions of the respective NFPA standards and possess current certification by the respective manufacturers verifying competence to work on these systems. Additionally, the technicians must meet the requirements outlined in the applicable paragraphs in section H.15.3, Qualifications of Technicians.

The Contractor may be asked to remove persons who pose a threat to the health, safety, or security of an installation.

#### C.39.11 Smoke Control Systems

Services consist of, but are not limited to, the inspection, testing, and preventive maintenance of dedicated and non-dedicated smoke control systems.

The Contractor must provide all tools and supplies necessary to properly perform inspections, tests and maintenance or repairs in accordance with the current edition of NFPA 92A, Standard for Smoke Control Systems Utilizing Barriers and Pressure Differences, including appendices. Anywhere NFPA 92A states "should," it shall be taken to mean "shall" The Contractor is responsible for meeting the inspection, maintenance, testing frequencies, testing methods, and documentation requirements outlined in NFPA 92A.

The Government reserves the right to make any test or inspection it deems necessary to ensure all performance requirements are being met.

The Contractor must utilize technicians performing contract work involving the inspection, testing, and maintenance of smoke control systems who have been certified for inspecting, testing, and maintaining these components by the manufacturer or a nationally recognized trade training organization. Additionally, the technicians must meet the requirements outlined in the applicable paragraphs in section H.15.3, Qualifications of Technicians.

The Contractor may be asked to remove persons who pose a threat to the health, safety, or security of an installation.

#### C.39.12 Smoke Management Systems

Services consist of, but are not limited to, the inspection, testing, and preventive maintenance of smoke management systems.

The Contractor must provide all tools and supplies necessary to properly perform inspections, tests, and maintenance or repairs in accordance with the current edition of NFPA 92B, Standard for Smoke Management Systems in Malls, Atria, and Large Spaces, including appendices. Anywhere NFPA 92B states "should," it shall be taken to mean "shall." The Contractor is responsible for meeting the inspection, maintenance, testing frequencies, testing methods, and documentation requirements outlined in NFPA 92B.

The Government reserves the right to make any test or inspection it deems necessary to ensure all performance requirements are being met.

The Contractor must utilize technicians performing contract work involving the inspection, testing, and maintenance of smoke management systems who have been certified for inspecting, testing, and maintaining these components from the manufacturer or a nationally recognized trade training organization. Additionally, the technicians must meet the requirements outlined in the applicable paragraphs in section H.15.3, Qualifications of Technicians.

The Contractor may be asked to remove persons who pose a threat to the health, safety, or security of an installation.

#### C.39.13 Emergency and Standby Power Systems

Services consist of, but are not limited to, the inspection, testing, preventive maintenance, and exercising of equipment per the manufacturer's recommendations for the following types of emergency and standby power systems:

- Emergency power supply systems, NFPA 110, Standard for Emergency and Standby Power Systems.
- Stored electrical energy emergency and standby power systems, NFPA 111, Standard on Stored Electrical Energy Emergency and Standby Power Systems.

The Contractor must provide all tools and supplies necessary to properly perform inspections, tests and maintenance in accordance with the current edition of the applicable NFPA standards, including appendices. Anywhere an NFPA standard states "should," it shall be taken to mean "shall." The Contractor is responsible for meeting the

inspection, maintenance, testing frequencies, testing methods, and documentation requirements outlined in the applicable NFPA standards. The Contractor must optimize use for demand load shedding when applicable.

The Government reserves the right to make any test or inspection it deems necessary to ensure all performance requirements are being met.

#### C.39.14 Emergency Lighting and Exit Signage

Services consist of, but are not limited to, the inspection, testing, and preventive maintenance of emergency lighting systems, emergency lighting equipment, and exit signage.

The Contractor must provide all tools and supplies necessary to properly perform inspections, tests, and maintenance or repairs in accordance with the current edition of NFPA 101, Life Safety Code, including appendices. Anywhere NFPA 101 states "should," it shall be taken to mean "shall" The Contractor is responsible for meeting the inspection, maintenance, testing frequencies, testing methods, and documentation requirements outlined in NFPA 101.

The Government reserves the right to make any test or inspection it deems necessary to ensure all performance requirements are being met.

### **C.40. MAINTENANCE AND REPAIR OF VERTICAL TRANSPORTATION EQUIPMENT**

*QASP: QASP methods applied to maintenance and repair of other systems as described elsewhere will also be applied to VTE maintenance and repair, with consideration of the differing standards (e.g., response times etc) for VTE.*

#### C.40.1 General

Maintenance and repair of vertical transportation equipment (VTE) shall be performed on a full service basis. Therefore certain requirements of VTE maintenance and repair deviate from and are more stringent than the general maintenance and repair requirements of this contract. Where there is a contradiction between the VTE requirements and other provisions of the contract, the VTE requirements take precedence as applied to VTE equipment and tasks. Likewise the repair liability thresholds established elsewhere in the contract do not apply to VTE repairs.

The Contractor shall, as specified herein, maintain, repair, test, and clean all the elevators, escalators, and dumbwaiter, including all related equipment and their accessories in compliance with ASME A17.1 Safety Code For Elevators and Escalators, A17.3 Safety Code For Existing Elevators and Escalators, ASME A18.1 Safety Standard for Platform Lifts and Stairway Chairlifts. All other codes and standards cross-referenced by the ASME standards apply. All errata, interpretations and revisions made to the ASME codes are incorporated into this contract upon publication. Other standards incorporated by reference into this contract (e.g., NEC) apply to VTE and associated equipment systems.

The ASME A17.2 Elevator and Escalator Inspection Manuals shall be used as a guide to establish that the equipment is operating safely.

Maintenance shall be performed in accordance with manufacturer's recommendations, or the Public Buildings Maintenance Standards (October 1, 2012 version) when comprehensive manufacturer's recommendations are not available.

The Contractor shall submit proposed maintenance guides to the Contracting Officer's Representative (COR), for approval, when established guides do not currently address a specific piece of equipment requiring maintenance.

The Contractor shall develop a monthly schedule for periodic preventive maintenance (PM) of equipment and systems by dates and equipment. This schedule is based on the Equipment Inventory list and the frequencies and maintenance requirements contained in this specification. This PM schedule shall cover a one year period and be submitted to the Contracting Officer (CO) and COR for approval a minimum of five (5) working days prior to the start of the contract, and annually thereafter.

#### C.40.2 Computerized Maintenance Management System (CMMS)

Contract provisions elsewhere herein pertaining to use of the CMMS apply to VTE maintenance and repair, in addition to any additional reporting requirements specific to VTE.

#### C.40.3 Hours and Response Time

Provide unlimited response to service calls 7 days a week, 24 hours a day, within one hour of receipt of call. Emergency calls involving entrapments shall be responded to within 30 minutes. Immediately upon receipt of a call, the Contractor will notify the COR with the name of the technician dispatched and estimated arrival time.

Major repair work requiring team labor and more than two (2) hours for completion shall be covered during normal working hours.

The Government may request major repair work to be performed at times other than the normal business hours. This includes repairs, which would normally be completed, at no charge to the Government, during regular working hours. To minimize downtime and inconvenience to normal operations, the Government may request that any repair be completed at night, on the weekends, holidays, or at times other than normal business hours.

Removal of the elevators from service at any time shall be coordinated with, and approved by, the CO or COR.

Only experienced, journey-level elevator mechanics, meeting the Government's experience and past performance requirements, shall perform all work, unless otherwise authorized by the CO or COR, during normal business hours. The building's normal business hours are Mondays through Fridays, 6:00 a.m. - 6:00 p.m.

#### C.40.4 Exceptions

Repairs required because of vandalism, or misuse of the equipment by anyone other than the Contractor, Contractor's employees, subcontractors, representatives, or agents, or other causes beyond the Contractor's control, are governed under the general provisions of this contract relating to vandalism and misuse rather than the specific VTE provisions.

Repair or replacement of building items, such as hoistway or machine room walls and floors, car enclosures, car floor finish material, hoistway entrance frames, doors and sills, smoke detectors, cleaning of car interiors, exposed portions of sills, and the underground portions of the hydraulic elevator cylinder(s) and its related underground piping, are governed under the general provisions of this contract rather than the specific VTE provisions.

Lamps for car ceiling illumination are governed under the general provisions of this contract rather than the specific VTE provisions.

#### C.40.5 Parts Management

Provide parts inventory on-site. Critical replacement parts shall be immediately available through either on-site stock or from local stock or suppliers. Minimum on-site stock as specified herein or as practically necessary to meet the requirement for immediate availability shall be put in place on stock by first performance day of the contract.

In performing the above indicated work, Contractor agrees to provide parts used by the manufacturers of the equipment for replacement or repair, and to use lubricants obtained from and/or recommended by the manufacturer of the equipment. Equivalent parts or lubricants may be used if approved in writing by the COR.

Repairs for components or assemblies comprised of multiple parts shall be rebuilt to "as new" condition. No parts or vertical transportation equipment covered under this contract may be permanently removed from the job site without written approval from the COR. This does not include renewal parts stocked on the job by Contractor, which shall remain the property of the Contractor until installed for use on the equipment.

The Contractor shall store the replacement parts at the GSA building. At a minimum, of one of each size and type of the following parts shall be on-site and restocked by the Contractor.

- 1) Commonly used controller parts, relays, coils, and fuses.
- 2) Encoder parts.
- 3) Motor brushes and leads.
- 4) Solid state replacement boards for controllers and door operators.
- 5) Resistors, capacitors, and all other routinely used replacement parts.

Provide parts inventory on-site. Critical parts to operation or routinely used replacement parts, including solid-state boards, shall be immediately available. An up-to-date inventory of spare parts shall be maintained. This inventory shall contain the description and part number of all replacement parts in stock and shall be made available to the Government upon request.

#### C.40.6. Labeling, Cleaning, and Painting

The Contractor shall keep all machine rooms and machine room equipment, car tops, hoistways, pits, and pit equipment clean, free of rust, and properly labeled. Permanently label all Code required data, information, and numbers on equipment per ASME A17.1 and ASME A18.1 Codes.

#### Painting

The Contractor shall keep all machine room, car top, hoist way and pit equipment clean, free of rust, and properly painted. Paint machine room number equipment a minimum of once every five (5) years with machine enamel. Paint machine room floors a minimum of once every five (5) years. Paint all Code required I.D. numbers on equipment per A.S.M.E. A17.1.

#### C.40.7 System Performance Requirements

Contractor agrees to maintain the originally specified or manufacturer's recommended performance requirements of the vertical transportation equipment and in compliance with the applicable ASME A17.1 Safety Code for Elevators and Escalators and ASME A18.1 Safety Standard for Platform Lifts and Stairway Chairlifts.

Floor-to-floor times are measured from the time the doors start to close, for a typical one-floor travel, until the elevator is approximately level with the next successive floor, either up or down, and the doors are  $\frac{3}{4}$  open.

Door opening times are measured from the start of car door opening until the doors are 1" from the fully open position.

Door closing force shall be measured with the doors at rest between  $\frac{1}{3}$  and  $\frac{2}{3}$  closed.

Stopping accuracy shall be measured under all load conditions.

Variance from rated contract speed, under any loading condition, shall not exceed +/- 3%.

#### C.40.8. Code Required Inspections and Tests

The Contractor shall perform equipment tests and inspections of all equipment including, but not limited to, no-load, slow-speed test of car and counterweight safeties, governors and buffers, monthly Firefighters' service operational tests, standby power operation test and 5-year, full-load, full-speed tests on safeties, governors and buffers, etc., in accordance with the ASME A17.1 Safety Code for Elevators and Escalators and ASME A18.1 Safety Code for Platform Lifts and Stairway Chairlifts.

The Code specified intervals for the safety tests and inspections (Periodic = Annual, Routine = Semi-annual, and 5-year full load) performed pursuant to ASME A17.1 and ASME A18.1 shall be performed under the observation and guidance of an independent Q.E.I./Certified Elevator Inspector provided or hired separately by the Government. The Government shall contact the Contractor regarding scheduling of safety inspections; the Contractor shall provide a mechanic (or as many as needed to perform the tests) and accompany and assist Q.E.I./Certified Elevator Inspectors, as requested by the Government. The Contractor shall provide uninterrupted assistance to the Q.E.I./Certified Elevator Inspector during the testing and inspection periods.

The Contractor is responsible for pre-testing sufficient to ensure that all the vertical transportation equipment is in proper operating condition prior to the scheduled inspections and tests with the Q.E.I.



The Contractor shall correct all deficiencies noted under such safety inspections at Contractor's expense within 15 days. Safety or emergency items shall be corrected immediately.

The Contractor is to ensure that all safety devices, switches, elevator phones, two-way communication systems, and related equipment operate properly and are tested regularly.

**ASME A17.1 Safety Code for Elevators Inspection and Testing Requirements:**

<b><i>No. of Units</i></b>	<b><i>Routine (semi-annual)</i></b>	<b><i>Periodic (annual)</i></b>	<b><i>5-year load tests</i></b>
<i>Geared Traction elevators</i>	<i>Month Due</i>	<i>Month Due</i>	<i>Month &amp; Year Due</i>
<i>Gearless Traction</i>	<i>Month due</i>	<i>Month Due</i>	<i>Month &amp; Year Due</i>
<i>Hydraulic elevators</i>	<i>Month Due</i>	<i>Month Due</i>	<i>Month &amp; Year Due</i>
<i>Dumbwaiter</i>	<i>Month Due</i>	<i>Month Due</i>	<i>N/A</i>

**\*\*See Exhibit X for the building's vertical transportation equipment inventory data sheet with the ASME A17.1 and ASME A18.1 safety code inspection schedules.**

**C.40.9 Log**

The Contractor's personnel performing VTE maintenance and repairs shall sign in and out on the maintenance work log and GSA Form 139 at a location in the building to be determined by the COR in addition to maintaining records using the CMMS . All Contractors' personnel shall sign in upon arrival at the building and sign out prior to departure. The log shall include all entries for routine maintenance and repair, including supervisor's surveys. Entries shall include date work is completed, elevator mechanic's and/or supervisor's name, and a brief description of work completed. The elevator mechanic must identify the elevator worked on by number and use (example: service elevator #7, judges' elevator #9, etc.).

**C.40.10 Maintenance of Record Wiring Diagrams**

The Contractor shall maintain Government's complete set of straight-line wiring diagrams showing "as-built" conditions with any changes or modifications to circuits resulting from control modifications, parts replacement or equipment upgrades. The Government may reproduce these "as-built" drawings and retain sole possession of these drawings in event contract is terminated. Drawings shall be consistently modified with "as-built" conditions and reflect any changes or modification to circuits resulting from control modifications parts replacement or equipment upgrades made by the Contractor

during the term of this contract. When this contract expires, the Government will withhold final payment until the proper sets of wiring diagrams are provided.

#### C.40.11 Supervision of VTE Work

The Contractor shall assign a field supervisor to review work performed by their elevator mechanic(s) assigned to the building. Field visits and reviews are required at least monthly. The frequency of the field supervisor's written performance reports will be determined by the COR. The Contractor's supervisor shall submit a written report to the Government covering performance measurements and all maintenance deficiencies. The Contractor will review deficiencies with the Government and establish a schedule for remedial action. The field supervisor will be available to discuss performance, review of past performance, and attend general meetings to assist the Government representatives.

#### C.40.12 Special Conditions

a. The COR shall keep the elevator company's maintenance work log (or copy of their log with all documents) at the GSA Property Manager's office. All Contractors' personnel shall sign in upon arrival at the building and sign out prior to departure. The Sign In/Out Sheet is maintained by the receptionist at the GSA Property Manager's Office. The elevator company's maintenance log shall include all entries for routine maintenance and repair, including the supervisor's surveys. Entries shall include the date, the elevator number worked on, a brief description of work conducted and/or completed, and the mechanic and/or supervisor's names that performed this work.

b. The Contractor shall maintain the Government's complete set of straight-line wiring diagrams showing "as-built" condition with any changes or modifications to circuits resulting from control modifications, parts replacement or equipment upgrades. The Government may reproduce these "as-built" drawings and retain sole possession of these drawings. Drawings shall be consistently modified with "as-built" conditions and reflect any changes or modification to circuits resulting from control modifications parts replacement or equipment upgrades made by the Contractor during the term of this contract. When contract expires, the Government will withhold final payment until the proper sets of wiring diagrams are provided.

c. If any equipment is shut down for more than 24 continuous hours (except for prescheduled repairs), the monthly maintenance service price for that equipment shall be deducted (prorated) until it is restored back into service.

d. Monthly, the Contractor shall provide and review with the COR a summary of all callbacks. Submit a two page (maximum) report that identifies the total trouble calls for the month, number of trouble calls listed by elevator, including dates and brief comments. The intent of this monthly summary is to minimize callbacks by keeping the Contractor and Government aware of callback trends. Reports shall be word-processed on Contractor's letterhead. Computer generated reports may be submitted as back-up, but, are unacceptable as the sole submittal.

e. The Contractor's supervisor shall submit a written report (frequency to be determined by the COR) to the Government covering performance measurements and all maintenance deficiencies. Review deficiencies with Government and establish schedule for remedial action. Contractor shall identify and correct deficiencies in the quality of

service and level of performance before it becomes unacceptable to the Government and before Government inspectors point out the deficiencies.

f. Contractor shall submit a list and schedule of planned repair work every 6 months. Schedule shall project repair work for a minimum of eight months. Unscheduled repairs are subject to contract deductions in accordance to Item 11, c above.

g. Contractor is responsible for replacement of all light bulbs or tubes, electrical receptacles and light sockets located in machine rooms, hoistways, pits and secondary machine areas. Contractor is responsible for pit and secondary area light guards.

#### ***C.41. MISCELLANEOUS WORK***

The Contractor must provide 12 hours and up to \$250.00 of parts and supplies per calendar month (hours and dollar amounts are not cumulative to succeeding months) when requested by the COR, to accomplish discretionary work in the buildings covered by this contract. The Contractor must furnish the labor, tools and consumable materials as necessary to perform the work. Miscellaneous work may be required for work that makes use of any of the trades normally employed in performing operations and maintenance services under this contract and does not include tasks associated with the performance of services covered under the scope of this contract.

The Contractor must create and process CMMS work orders for all miscellaneous work, and accurately record hours of labor expended.

#### ***C.42. CRITERIA FOR DEDUCTIONS***

##### ***C.42.1 General***

##### ***C.42.2 Deduction for Inoperable VTE Equipment***

If any equipment is shut down for more than 24 continuous hours (except for prescheduled repairs), the monthly maintenance service price for that equipment shall be deducted (prorated) until it is restored back into service.

## D. PACKAGING & MARKING

**RESERVED**



## F. DELIVERIES OR PERFORMANCE

**RESERVED**





**G. CONTRACT ADMINISTRATION DATA**

**RESERVED**



## H. SPECIAL CONTRACT REQUIREMENTS (APPLICABLE TO THESE O&M REQUIREMENTS)

### ***H.1. SECURITY***

#### **H1.1 SECURITY REQUIREMENTS AND PERSONAL IDENTITY VERIFICATION PROCEDURES (NON-CLASSIFIED CONTRACT)**

Clarification of Notice to Proceed – “Notice to Proceed (NTP)” is the authorization for Contractor employee(s) to access GSA controlled space and to start work ***AFTER*** meeting the Government's clearance and acceptance procedures, including the approval of the Quality Control Plan and Work Schedule Plan. The Contractor is not authorized to start work until the Notice to Proceed has been issued by the Contracting Officer.

The Contractor shall comply with directions provided by the Contracting Officer (CO) regarding all security requirements. All contract employees shall receive a favorable suitability determination, security clearance, and/or meet all security requirements, prior to reporting to work or performing work under this contract. Employees that can not obtain a favorable security determination, security clearance, or meet security requirements, will not be allowed to work in the Government building.

If the Contracting Officer or his/her representative receives an unfavorable or unsuitable report on any employee, or if the Contracting Officer's Representative finds a prospective employee to be unsuitable or unfit for his/her assigned duties, the Contractor shall be advised immediately that such employee will not be allowed to work or be assigned to work under the contract.

The Government has full and complete control over granting, denying, withholding or terminating clearances for employees. The Government may authorize and grant temporary clearance to employees of the Contractor. However, the granting of a temporary clearance shall not be considered, as assurance that full clearance will follow. The granting of either temporary or full clearance shall not prevent, preclude, or bar the withdrawal or termination of any such clearance by the Government.

### ***H.2. GSAR 552.237-70 QUALIFICATIONS OF OFFERORS (MAY 1989)***

(a) Offers will be considered only from responsible organizations or individuals now or recently engaged in the performance of building service contracts comparable to those described in this solicitation. In order to determine an Offeror's qualifications, the Offeror may be requested to furnish a narrative statement listing comparable contracts which it has performed; a general history of its operating organization; and its complete experience. An Offeror may also be required to furnish a statement of its financial resources; show that it has the ability to maintain a staff of regular employees adequate to

ensure continuous performance of the work; and, demonstrate that its equipment and/or plant capacity for the work contemplated is sufficient, adequate, and suitable.

(b) Competency in performing comparable building service contracts, demonstration of acceptable financial resources, personnel staffing, plant, equipment, and supply sources will be considered in determining whether an Offeror is responsible.

(c) Prospective Offerors are advised that in evaluating these areas involving any small business concern(s), any negative determinations are subject to the Certificate of Competency procedures set forth in the Federal Acquisition Regulation.

### ***H.3. GSAR 552.237-71 QUALIFICATIONS OF EMPLOYEES (MAY 1989)***

(a) The contracting officer or a designated representative may require the Contractor to remove any employee(s) from GSA controlled buildings or other real property should it be determined that the individual(s) is either unsuitable for security reasons or otherwise unfit to work on GSA controlled property.

(b) The Contractor shall fill out and cause each of its employees performing work on the contract work to fill out, for submission to the Government, such forms as may be necessary for security or other reasons. These forms shall be completed electronically unless that would create a hardship for the individual. Upon request of the Contracting Officer, the Contractor and its employees shall be fingerprinted.

(c) Each employee of the Contractor shall be a citizen of the United States of America, or an alien who has been lawfully admitted for permanent residence as evidenced by Alien

Registration Receipt Card Form I-151, or, who presents other evidence from the Immigration and Naturalization Service that employment will not affect his immigration status.

### ***H.4. SUITABILITY DETERMINATIONS***

(a) All contract employees requiring routine unescorted access to Federally-controlled facilities and/or information systems for more than 6 months (Regular Employees) will be required to undergo a suitability determination before a facility identification card is issued. Prior to the time that an identification card is issued, such Regular Employees will be required to comply with normal facility access control procedures, including sign-in, temporary badging, and escorted entry, as applicable.

(b) Failure of a Regular Employee to receive a favorable suitability determination shall be cause for removal of the employee from the work site and from other work in connection with the Contract.

(c) Contract employees working less than 6 months (Temporary Employees) may, at the Government's option, be required to undergo a lesser form of suitability determination. Prior to the time that an identification card is issued, if at all, such Temporary Employees will be required to comply with normal facility access control procedures, including sign-in, temporary badging, and escorted entry, as applicable.

- (d) Temporary Employees who have not received a favorable suitability determination shall be escorted at all times while in non-public space, as directed by the Government.
- (e) The Government, at its sole discretion, may grant temporary suitability determinations to Regular or Temporary Employees. However, the granting of a temporary suitability determination to any such employee shall not be considered as assurance that a favorable suitability determination will follow.
- (f) The Contracting Officer or his/her designated representative shall provide the Contractor with required forms for obtaining necessary clearances. The Contractor shall be required to cause such forms to be returned to the Government for processing not later than 14 days following being provided by the Government.
- (g) The Contractor shall be responsible for planning and scheduling its work in such a manner as to account for facility access issues. Difficulties encountered by the Contractor in gaining access to facilities by its employees and subcontractors shall not be an excuse to any Contractor performance under the Contract.

#### ***H.5. COMPLIANCE WITH SECURITY REQUIREMENTS***

- (a) The Contractor shall comply with all GSA and tenant agency security requirements in the building(s) where work is being performed.
- (b) When a controlled personnel identification access system is used by a tenant agency at a site where work is performed, the tenant agency will be responsible for providing any required access credentials. Credentials shall be displayed at all times or as otherwise required by the tenant agency.

#### ***H.6. IDENTIFICATION CREDENTIAL***

- (a) Upon receipt of a favorable suitability determination, each Regular or Temporary Employee shall be issued an identification credential (Credential) permitting regular access to the building(s) where work is being performed.
- (b) Regular or Temporary Employees with Credentials shall be required to comply with all applicable access security screening procedures applicable to Government or other personnel possessing similar Credentials.
- (c) All Contractor or subcontractor employees possessing Credentials shall visibly display their Credentials at all times while in the building(s) where work is being performed.
- (d) The Contractor shall be responsible for ensuring that all identification credentials are returned to the Government when a particular Contractor or subcontractor employee will no longer be providing service under the Contract at the building(s) covered by the Credential.
- (e) The Contractor will notify the Government when Credentials are lost. In that event, the Contractor will be responsible for reimbursing the Government for its cost in issuing a replacement Credential.



### ***H.7. STANDARDS OF CONDUCT***

The Contractor shall be responsible for maintaining satisfactory standards of employee competency, conduct, appearance, and integrity and shall be responsible for taking disciplinary action with respect to his employees as necessary. The Contractor is responsible for ensuring that his employees do not disturb papers on desks, open desk drawers or cabinets, or use Government telephones, except as authorized. Each employee is expected to adhere to standards of behavior that reflect favorably on his or her employer and the Federal Government. No smoking is allowed in the building.

### ***H.8. REMOVAL FROM CONTRACT WORK***

- (a) As provided in the clause entitled "Qualifications of Employees", the contracting officer or a designated representative may require the Contractor to remove any employee(s) from GSA controlled buildings or other real property should it be determined that the individual(s) is either unsuitable for security reasons or otherwise unfit to work on GSA controlled property. This shall include, but not be limited to, instances where an employee is determined, in the Government's sole discretion, to be incompetent, careless, insubordinate, unsuitable or otherwise objectionable.
- (b) A contractor employee may also be removed where the continued employment of the contractor employee in connection with the Government work is deemed, in the Government's sole discretion, contrary to the public interest, inconsistent with the best interests of security, or a potential threat to the health, safety, security, general well being or operational mission of the facility and its population.
- (c) Where a contractor employee is granted a temporary suitability determination, and an unfavorable final suitability determination is later rendered, the Government may insist on the employee's removal from the work site and from other work in connection with the Contract.
- (d) The Contractor shall be responsible for providing replacement employees in cases where contract employees are removed at no additional cost to the Government.

### ***H.9. SENSITIVE BUT UNCLASSIFIED (SBU) BUILDING INFORMATION***

Dissemination of sensitive but unclassified paper and electronic building information shall be made on a "need to know" basis in accordance with GSA Order PBS P 3490.1, a copy of which will be made available upon request.

### ***H.10. RECORDING PRESENCE***

Each contract employee must sign in when reporting for duty and sign out when leaving at the end of the workday and follow card access requirements as directed by the COR. The Contractor shall accumulate GSA Form 139 (Record of Time of Arrival and Departure from Building) or other designated form for use in recording presence each calendar week, certify in writing on each form that the information shown is true and correct and within 2 (two) calendar days of week's end, turn them over to the COR or designee.

### ***H.11. GOVERNMENT FORMS***

The various Government forms mentioned in this document such as personal history forms, sign-out forms, inspection forms, etc., may be obtained from the COR.

### ***H.12. OTHER CONTRACTORS***

The Government may undertake or award other contracts for additional work, and the Contractor must fully cooperate with such other Contractors or Government employees. The Contractor must carefully schedule his own work, in conjunction with the additional work, as may be directed by the COR. In addition, the Contractor must not commit or permit any act that will interfere with the performance of work by another Contractor or by Government employees.

### ***H.13. ORDINANCES, TAXES, PERMITS, AND LICENSES***

Without additional expense to the Government, the Contractor must fully comply with all local, city, State, and Federal laws, regulations, and ordinances. The Contractor will also be liable for all applicable Federal, State, and local taxes and must obtain and pay for all permits and licenses governing performance under the contract.

### ***H.14. DISCREPANCY IN THE SPECIFICATIONS***

In any case of discrepancy in the specifications, the matter must be immediately submitted to the CO. The decision of the CO as to the proper interpretation of the specifications shall be final in accordance with the Disputes clause of this contract.

### ***H.15. AFFIRMATIVE PROCUREMENT PROGRAM (APP)***

As a Federal procuring agency, GSA is required by the Resource Conservation and Recovery Act (RCRA), Section 6002 and Letter 92-4 and Executive Order (EO) 13423, Strengthening Federal Environmental, Energy, and Transportation Management, to procure and use products containing post consumer content (recycled material) environmentally preferable and bio based products. RCRA Section 6002 and Letter 92-4 require Federal agencies to develop and implement an Affirmative Procurement Program to facilitate the procurement of these products.

#### **H.15.1 Affirmative Procurement Products**

In addition to the regulatory requirements specified in section C of the specification, the Contractor must consider the following practices and sources:

- Cleaning chemicals or materials must be selected with consideration for minimizing the impact on both human health and safety and reducing other potential environmental impacts.
- Cleaning tools, equipment, and supplies must also be selected with regard to health and environmental considerations.
- Cleaning processes, work practices, and procedures must be selected that minimize worker and building occupant exposures and contribute to the promotion of environmental stewardship.

- Products designated as environmentally oriented in the GSA Federal Acquisition Service (FAS) Environmental Products and Services Guide. This guide is available on the FAS Environmental Home page at <http://gsa.gov/enviro>.
- Cleaning products that meet the Green Seal GS-37 standard where applicable, or if GS-37 is not applicable (e.g., for products such as carpet cleaners, floor finishes, or strippers), products that comply with the California Code of Regulations maximum allowable Volatile Organic Compounds (VOC) levels.
- Disposable janitorial paper products and trash bags that meet the minimum requirements of U.S. EPA's Comprehensive Procurement Guidelines.
- Low Environmental Impact Pest Management practices and Low Environmental Impact Cleaning Equipment practices.

The Contractor must provide quarterly reports that document the purchase and use of the products listed above.

Additional information on environmentally preferable products may be found through sources such as the U.S. EPA's Environmentally Preferable Purchasing Program Web site at <http://yosemite1.epa.gov/oppt/eppstand2.nsf> or information published by the Office of the Federal Environmental Executive at <http://www.ofee.gov/gp/gp.htm>.

#### H.15.2 Recycled Content Product Certification

In accordance with FAR 52.223-9, Certification and Estimate of Percentage of Recovered Material Content for EPA-Designated Items, the Contractor must provide the required certification and estimate at contract completion. In addition, interim annual reports estimating the percentage of total recovered material used in contract performance, including, if applicable, the percentage of post consumer material content, must be provided by the Contractor **not later than November 1 of each year**, with data for the preceding 12-month period ending September 30.

### ***H.16. ASBESTOS AWARENESS TRAINING***

The Contractor must ensure that all employees, including replacement workers, receive asbestos training and refresher training in accordance with CFR 40-763 and 29 CFR 1910. The Contractor must follow all instructions for each asbestos class job as outlined in 29 CFR 1910. The training must be conducted, at no additional expense to the Government, at least 60 calendar days after the start date of the contract. The Contractor must submit written certification to the COR within 5 days of the completion of training.

### ***H.17. UNIFORMS***

All trade workers must wear a uniform with the Contractor's logo while working within the building.

### ***H.18. PERSONNEL QUALIFICATIONS***

#### H.18.1 Onsite Supervisors

The term "onsite supervisor" means a person designated in writing by the Contractor who has authority to act for the Contractor on a day-to-day basis at the work site. In order to be

able to react instantaneously to emergency situations, the Contractor must provide for instant communication between the GSA office and the onsite supervisors during normal operation time (e.g., two-way radios, pagers).

The Contractor must designate a minimum of one individual during each shift (when multiple shifts are required) who shall have operational authority on the job site (while work is being performed). These individuals may be classed as working supervisor if so desired by the Contractor and may perform the functions of mechanic and supervisor concurrently.

#### H.18.2 Qualifications of Project Manager and Onsite Supervisory Personnel

The project manager is a person, designated in writing by the Contractor, who has complete authority to act for the Contractor in every detail during the term of the contract. The Project Manager must have the authority to accept notices of deductions, inspection reports and all other correspondence on behalf of the Contractor. The Project Manager's physical location and availability must be satisfactory to the COR Officer or Representative. The Project Manager must possess at a minimum at least 5 years of recent (within the past 7 years) experience in the management and supervision of building mechanical maintenance operations for buildings of the approximate size and characteristics of the buildings to be covered by this contract. A detailed resume containing the information specified in this document must be submitted to the COR for approval prior to the assignment of the project manager to the contract. Both new and replacement project manager's must meet these qualification standards. Minimally the resume must contain:

- (1) The full name of the proposed project manager.
- (2) A detailed description of the previous 7 years' employment history of the proposed project manager.
- (3) The names and addresses of the companies for whom the proposed project manager worked for the past 7 years, along with the names and telephone numbers of the immediate supervisors.

The onsite supervisor is a person, designated in writing by the Contractor, who has complete authority to act for the Contractor on a day-to-day basis at the work site. The onsite supervisor must have the authority to direct the workforce and the work to be accomplished under this contract on behalf of the Contractor. The onsite supervisor's physical location must be at the work site. When multiple shifts are required, the Contractor must designate a minimum of one onsite supervisor for each shift.

The onsite supervisor must also possess at least 5 years of recent (within the past 7 years) experience in directing operation and maintenance of equipment in a supervisory capacity for equipment of the approximate size, complexity, and other characteristics of the equipment to be operated and maintained under this contract. A detailed resume containing the information specified in this document must be submitted to the COR for approval prior to the assignment of any supervisor to the contract. Both new and replacement onsite supervisors must meet these qualification standards. Minimally the resume must contain:

- (1) The full name of the proposed supervisor.
- (2) A detailed description of the previous 7 years' employment history of the proposed supervisor.
- (3) The names and addresses of the companies for whom the proposed supervisor worked for the past 7 years, along with the names and telephone numbers of the immediate supervisors.

#### H.18.3 Qualifications of Technicians

All personnel engaged in the work to be accomplished under this contract, except for general maintenance workers and laborers, must possess at least 5 years of recent (within the past 7 years) experience in the operation and maintenance of equipment and systems comparable in complexity to systems covered by this contract. All personnel must possess all certifications and licenses required by State and local jurisdictions.

##### H.18.3.1 Qualifications of Fire Alarm System Technicians

All fire alarm system technicians must be certified by the National Institute for Certification in Engineering Technologies (NICET). Fire alarm systems technicians performing contract work must meet the service personnel qualification requirements in the current edition of NFPA 72 and also hold at least a NICET Level 2 (Associate Engineering Technician) in Fire Protection Engineering Technology, Fire Alarm Systems. Additionally, technician must have experience in the past 5 years in fire alarm system testing, repair, maintenance, installation, and related activities for buildings and equipment comparable to the buildings and equipment covered by this contract.

Technicians modifying the fire alarm control panel of systems must be factory trained and currently certified for the operating system, including software version, of the particular fire alarm system and must provide documentation of this certification to the COR.

The Contractor and sub-contractor personnel engaged in the activities specified by this contract shall also be required to possess certificates of training, licenses, and permits as required by the State, county, parish, city, and other local jurisdictions.

The Contractor must provide to the COR documentation of the certificates of training, licenses, and permits for all new employees not later than 7 days prior to that person beginning work under the terms of this contract. The Contractor must ensure that all certificates of training, licenses, permits, and bonds are current and valid. All offers must include documentation and proof of the above certifications and qualifications for each employee.

##### H.18.3.2 Qualifications of Sprinkler System Technicians

All sprinkler system technicians must be certified by the National Institute for Certification in Engineering Technologies (NICET). All technicians performing services for the inspection, testing, and maintenance of the building's water-based fire protection systems in accordance with the contract must hold at least a NICET Level 2 (Associate

Engineering Technician) in Fire Protection Engineering Technology, Inspection, and Testing of Water-Based Systems. Additionally, the technician must have experience in the past 5 years in inspecting, testing, and maintaining of water-based fire protection systems.

The Contractor and sub-contractor personnel engaged in the activities specified by this contract shall also be required to possess certificates of training, licenses, and permits as required by the State, county, parish, city, and other local jurisdictions.

The Contractor must provide to the COR documentation of the certificates of training, licenses, and permits for all new employees not later than 7 days prior to that person beginning work under the terms of this contract. The Contractor must ensure that all certificates of training, licenses, permits, and bonds are current and valid. All offers must include documentation and proof of the above certifications and qualifications for each employee.

#### **H.18.3.3 Qualifications of Dry Chemical and Wet Chemical Technicians**

Technicians performing contract work involving the inspection, testing, and maintenance of dry chemical or wet chemical fire protection systems must meet the qualification requirements of the current editions of NFPA 17 and NFPA 17A, respectively, and also possess current certification by the respective chemical fire protection system manufacturers verifying competence to work on these systems. Additionally, technicians must have at least 3 years of experience (in the past 5 years) in the chemical fire protection system testing, repair, maintenance, installation, and related activities of buildings and equipment comparable to the buildings and equipment covered by this contract.

The Contractor and sub-contractor personnel engaged in the activities specified by this contract shall also be required to possess certificates of training, licenses, and permits as required by the State, county, parish, city, and other local jurisdictions.

The Contractor must provide to the COR documentation of the certificates of training, licenses, and permits for all new employees not later than 7 days prior to that person beginning work under the terms of this contract. The Contractor must ensure that all certificates of training, licenses, permits, and bonds are current and valid. All offers must include documentation and proof of the above certifications and qualifications for each employee.

#### **H.18.3.4 Qualifications of Portable Fire Extinguisher Technicians**

Technicians performing contract work involving the inspection, testing, and maintenance of portable fire extinguishers must meet the qualification requirements of the current edition of NFPA 10 and also possess current training certification by the respective portable fire extinguisher manufacturers verifying competence to work on these units. Technicians must have the appropriate service manuals, the proper types of tools, recharge materials, lubricants, and manufacturer's recommended replacement parts or parts specifically listed for use in each fire



extinguisher. Additionally, technicians must have at least 3 years of experience (in the past 5 years) in the portable fire extinguisher testing, repair, maintenance, installation, and related activities of buildings and equipment comparable to the buildings and equipment covered by this contract. These requirements do not apply to persons performing monthly inspections to determine if the unit is in place, charged, and ready for use, if the person has been trained to do so by a competent fire protection technician, maintains the required records, and has a means to promptly request service from a portable fire extinguisher maintenance and service technician for any deficiencies found.

The Contractor and sub-contractor personnel engaged in the activities specified by this contract shall also be required to possess certificates of training, licenses, and permits as required by the State, county, parish, city, and other local jurisdictions.

The Contractor must provide to the COR documentation of the certificates of training, licenses, and permits for all new employees not later than 7 days prior to that person beginning work under the terms of this contract. The Contractor must ensure that all certificates of training, licenses, permits, and bonds are current and valid. All offers must include documentation and proof of the above certifications and qualifications for each employee.

**H.18.3.5 Qualifications of Smoke Control and Smoke Management Technicians**  
Technicians performing contract work involving the inspection, testing, and maintenance of smoke control and smoke management systems must provide a training certification for inspecting, testing, and maintaining these components from the manufacturer or a nationally recognized trade training organization. Additionally, the technicians must have at least 3 years experience (in the past 5 years) in the inspection, testing, and maintenance of smoke control and smoke management systems.

The Contractor and sub-contractor personnel engaged in the activities specified by this contract shall also be required to possess certificates of training, licenses, and permits as required by the State, county, parish, city, and other local jurisdictions.

The Contractor must provide to the COR documentation of the certificates of training, licenses, and permits for all new employees not later than 7 days prior to that person beginning work under the terms of this contract. The Contractor must ensure that all certificates of training, licenses, permits, and bonds are current and valid. All offers must include documentation and proof of the above certifications and qualifications for each employee.

**H.18.3.6 Qualifications of BAS Technicians**  
All personnel involved in the operation, adjustment and maintenance of all BAS systems including energy management systems must be trained and qualified. The Contractor must provide to the COR or designee documentation of the level of experience, including any certificates of training, for all employees who will be involved in this function.

#### **H.18.3.7 Qualifications of Service Request and Administrative Support Personnel**

All regular, full-time personnel involved in Service Request and Administrative Support will need to be customer service oriented, performing the necessary duties to accommodate the customer. This position requires good communication and office skills as well as knowledge with computers and computer software including MS Word and Excel. The Contractor must ensure that personnel are competent in the use of the e-mail and CMMS software being used by the Government.

#### **H.18.3.8 Qualifications of Elevator Mechanic**

All maintenance personnel directly engaged in the work to be accomplished under the contract shall possess, prior to their employment in a journeyman mechanic's capacity on this contract, at least 5 years of recent experience (within the last 6 years) in the operation and maintenance of the kind of elevators to be maintained under this contract.

#### **H.18.4 Submission of Resumes for New Employees**

The Contractor must submit to the COR the resumes of all personnel prior to such personnel before they begin work during the performance periods of the contract. The COR may deny permission to employ personnel if qualifications indicate a material degradation from the skill levels indicated in the Contractor's proposal for the contract, or if skills or reliability concerns are such that the COR believes the protection of building equipment may be jeopardized.

#### **H.18.5 State Licensing**

All personnel must be licensed and certified, or become licensed and certified within 90 calendar days of beginning employment, to perform work within their normal duties, where such licensing is required by the State for non-Federal locations. Contractor personnel must also conform to all other licensing and certification requirements as described elsewhere in this document or in the Public Buildings Maintenance Standards (October 1, 2012 version).

#### **H.18.6 Compliance with Federal, State, and Local Codes**

The Contractor must comply with all applicable Federal, State and local laws, regulations and codes. The Contractor is responsible for determining which requirements are applicable, and complying appropriately; the Contractor may ask advice of the CO or COR in this regard. GSA also has a policy of voluntary conformity to certain State and local code requirements even when permission or approvals from local regulators are not required; the Contractor must ask the advice of the CO or COR when such issues arise.

### ***H.19. GOVERNMENT-FURNISHED MATERIALS***

The following items are furnished by the Government:

1. Electrical power at existing outlets for the Contractor to operate equipment that is necessary in the conduct of its work.

2. Hot and cold water as necessary, limited to the normal supply provided in the building. No special heating or cooling of the water will be provided.

3. Space in the building, including locker rooms, if available. Any existing equipment within GSA space, such as lockers, tables, benches, chairs, etc., placed within the building by the Government may be used by the Contractor during the term of the contract provided authorization is received from the COR. This space and equipment must be kept neat and clean and returned to the Government at the expiration of the contract in reasonably the same condition as at the time of entering into the contract.

4. Space in the building for the storage of an inventory of supplies and equipment that will be used in the performance of work under the contract. The Contractor must maintain this space in a clean, neat, and orderly condition. Under no circumstances may the Contractor store flammable or explosive liquids (naphtha, gasoline, etc.) in the building. The Government will not be responsible in any way for damage or loss to the Contractor's stored supplies, materials, replacement parts, or equipment.

5. Space in the building, when available, and furniture and furnishings (to include telephones for restricted use) for a supervisor's office to be used for official business only in the performance of this contract. If the Government supplies telephones, they must only be used for communication related to the Contract. The Contractor or the Contractor's employees must not use Government property in any manner for any personal advantage, business gain, or other personal endeavor.

6. DSL or other broadband service. The contractor is responsible for restricting use of such service to official business, providing reasonable assistance in keeping the service operating (e.g., rebooting routers etc.) and protecting equipment associated with such service (e.g., routers, switches, computers using for data acquisition, etc.).

## ***H.20. CONTRACTOR-FURNISHED MATERIALS***

The Contractor must provide all labor, services, supplies, material, and equipment necessary to efficiently and effectively perform the requirements of this contract, except as explicitly stated within this document.

## ***H.21. ADDITIONAL SERVICES [INDEFINITE QUANTITY PROVISIONS]***

### **H.21.1 General**

The CO or COR may order Additional Services at his or her discretion. Additional services may include any services related to O&M and repairs, systems upgrades, system operation, or tenant services within covered facilities but not covered within basic services (i.e., not already a requirement of the contract).

### **H.21.2 Price Proposal for Additional Services Work**

At the request of the CO or COR, the Contractor must provide a price proposal to accomplish an Additional Services job within 48 hours of the request. The price proposal must follow the pricing guidelines described in this document. Price proposals for Additional Services become firm fixed price on acceptance and order by the Government. Although price negotiation and determination of price reasonableness is made on the basis of labor, materials and subcontract costs following the pricing guidelines described in this document, the price accepted is not adjusted after completion of work to actual man-hours or actual materials cost.

#### H.21.3 Pricing

The Contractor's price proposal for an Additional Services job must follow the guidelines described below.

#### H.21.4 Parts and Materials

If parts or materials are required for a project, the Government may provide the parts or materials, or the Contractor may be asked to provide the parts and materials. Parts and materials must be priced at estimated actual cost marked up by the standard coefficient in the price schedule if stated. The CO or COR may accept a different markup rate for parts and materials if the Contractor can demonstrate unusual costs or difficulties in obtaining the parts or materials.

Price proposals must use the labor rates established in the price schedule, unless work is subcontracted. The labor categories in the price schedule correlate with the categories in the Service Contract Act Directory of Occupations. The rate will be determined by the nature of the work, not the usual job classification of the individuals performing the work.

#### H.21.5 Subcontracts

If work is to be subcontracted, the subcontracted part of the work is to be priced at actual cost to the Contractor, marked up by the standard coefficient in the price schedule.

#### H.21.6 Cost Documentation

If the Contractor provides the parts and materials, or if work is subcontracted, the Contractor must furnish on request copies of invoices, vendor quotes, or receipts, either with the Contractor's proposal or as substantiating documentation with the Contractor's invoice after completion of work.

#### H.21.7 Competitive Bids

If a single part or component, or a single type (line item) of parts, components, or materials for a project is anticipated to equal or exceed \$2,500, the CO or COR may require that the Contractor obtain three bids from suppliers and include documentation of these bids with his proposal. If subcontract work is anticipated to cost more than \$2,500 the CO or COR may require that the Contractor obtain three bids from potential subcontractors and include documentation of these bids with his proposal.

#### H.21.8 Method of Ordering and Invoicing

The CO or a COR may order work priced at less than \$2,500 orally. The CO or a COR shall issue a Task Order (GSA Form 300) for work costing \$2,500 or more.

#### ***H.22. AWARD FEE***

RESERVED

#### ***H.23. STRIKE CONTINGENCY PLAN (SCP)***

The Contractor must prepare a Strike Contingency Plan (SCP) to be used in the event of a strike by his employees. The SCP must be submitted to the COR 5 calendar days prior to contract start date and updated annually. At a minimum, the SCP must include the following information:

1. Support Personnel: The SCP must describe in detail how the Contractor must staff the building to provide the services defined in this document in the event of strikes by his employees. This includes HSPD-12.
2. License and Certifications: The SCP must describe in detail how the Contractor will provide personnel that meet experience requirements, assuring the Government that all temporary or replacement employees (including subcontractor employees) must meet the experience and license requirements defined in this document.

#### ***H.24. OCCUPANCY EMERGENCY PLAN (OEP)***

The Government's Occupant Emergency Plan (OEP) is used by the COR during building emergencies. Designated Contractor personnel, including the onsite supervisors, must be thoroughly familiar with the Government's OEP and must be trained by the Contractor to fully understand their responsibilities relative to each emergency plan. The Contractor must participate in fire and other emergency drills. The Contractor shall be required to perform the services required by the contract and as identified by the COR to the extent allowed during all emergency situations, including but not limited to fires, accident and rescue operations, Contractor personnel strikes, civil disturbances, natural disasters, and utility service outages.

#### ***H.25. CONTRACTOR PANDEMIC PLAN***

As required by the National Strategy for Pandemic Influenza Preparedness, the Government has prepared a plan to safeguard employees and provide for continued operations in the event of an influenza pandemic. The Contractor must also prepare a plan that outlines the steps he or she will take to prevent and reduce the spread of an influenza pandemic and to mitigate potential effects on the services provided in this document. Given the unpredictable length and severity of a pandemic, the Contractor's plan must link their planned actions to the periods and phases established by the World Health Organization for a pandemic cycle. For information on the phases of a pandemic cycle see [http://www.who.int/csr/disease/avian\\_influenza/phase/en/](http://www.who.int/csr/disease/avian_influenza/phase/en/). The plan must be submitted to the COR within 30 calendar days of the start of the contract.







<b>AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT</b>			1. CONTRACT ID CODE	PAGE 1 OF 14 PAGES
2. AMENDMENT/MODIFICATION NO. PS46		3. EFFECTIVE DATE See Blk 16c.	4. REQUISITION/PURCHASE REQ. NO. EQ9PQ3S-16-5108	5. PROJECT NO. (If applicable)
6. ISSUED BY GSA, PBS, Acquisition Management Division Bldg Services - Specialized Contracts Sec, 9PQBS 50 United Nations Plaza, Mailbox 9 San Francisco, CA 94102 USA		CODE 9PQBS	7. ADMINISTERED BY (If other than Item 6) GSA, PBS, Acquisition Management Division Bldg Services - Specialized Contracts Sec, 9PQBS 50 United Nations Plaza, Mailbox 9 San Francisco, CA 94102 USA	
8. NAME AND ADDRESS OF CONTRACTOR (No., street, county, State and ZIP Code)  ABM INDUSTRIES INCORPORATED 165 TECHNOLOGY DRIVE SUITE 100 IRVINE, CA 92618 DUNS: 006911622 Cage Code:			(X)	9A. AMENDMENT OF SOLICITATION NO.
				9B. DATED (SEE ITEM 11)
			(X)	10A. MODIFICATION OF CONTRACT/ORDER NO. GS-09P-14-KS-C-0003
				10B. DATED (SEE ITEM 13)  May 19, 2016
CODE		FACILITY CODE		

**11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS**

☐ The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers ☐ is extended, ☐ is not extended.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:

(a) By completing items 8 and 15, and returning \_\_\_\_\_ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment your desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA (If required)

Modification Obligation Amount: \$3,105,426.66

**13. THIS ITEM ONLY APPLIES TO MODIFICATION OF CONTRACTS/ORDERS.  
IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.**

CHECK ONE	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
<input type="checkbox"/>	
<input type="checkbox"/>	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
<input checked="" type="checkbox"/>	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: Option Clause, FAR 52.217-9
<input type="checkbox"/>	D. OTHER (Specify type of modification and authority)

**E. IMPORTANT:** Contractor ☐ is not, ☒ is required to sign this document and return 1 copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

Please see attached

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)  Brantley Anderson (b) (6)		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) Carol Dones, Contracting Officer	
15B. DATE SIGNED 12/22/17		16B. UNITED STATES OF AMERICA CAROL DONES Digitally signed by CAROL DONES DN: c=US, o=U.S. Government, ou=General Services Administration, ou=CAROL DONES, ou=2342.19200300.100.1.1, email=47001002998942 Date: 2017.12.22 13:51:58 -0800	
15C. DATE SIGNED 12/22/17		16C. DATE SIGNED 12/22/2017	

## INSTRUCTIONS

Instructions for items other than those that are self-explanatory, are as follows:

- (a) Item 1 (Contract ID Code). Insert the contract type identification code that appears in the title block of the contract being modified.
- (b) Item 3 (Effective date).
- (1) For a solicitation amendment, change order, or administrative change, the effective date shall be the issue date of the amendment, change order, or administrative change.
- (2) For a supplemental agreement, the effective date shall be the date agreed to by the contracting parties.
- (3) For a modification issued as an initial or confirming notice of termination for the convenience of the Government, the effective date and the modification number of the confirming notice shall be the same as the effective date and modification number of the initial notice.
- (4) For a modification converting a termination for default to a termination for the convenience of the Government, the effective date shall be the same as the effective date of the termination for default.
- (5) For a modification confirming the contracting officer's determination of the amount due in settlement of a contract termination, the effective date shall be the same as the effective date of the initial decision.
- (c) Item 6 (Issued By). Insert the name and address of the issuing office. If applicable, insert the appropriate issuing office code in the code block.
- (d) Item 8 (Name and Address of Contractor). For modifications to a contract or order, enter the contractor's name, address, and code as shown in the original contract or order, unless changed by this or a previous modification.
- (e) Item 9, (Amendment of Solicitation No. - Dated), and 10, (Modification of Contract/Order No. - Dated). Check the appropriate box and in the corresponding blanks insert the number and date of the original solicitation, contract, or order.
- (f) Item 12 (Accounting and Appropriation Data). When appropriate, indicate the impact of the modification on each affected accounting classification by inserting one of the following entries.
- (1) Accounting classification \_\_\_\_\_  
Net increase \$ \_\_\_\_\_
- (2) Accounting classification \_\_\_\_\_  
Net decrease \$ \_\_\_\_\_
- NOTE: If there are changes to multiple accounting classifications that cannot be placed in block 12, insert an asterisk and the words "See continuation sheet".
- (g) Item 13. Check the appropriate box to indicate the type of modification. Insert in the corresponding blank the authority under which the modification is issued. Check whether or not contractor must sign this document. (See FAR 43.103.)
- (h) Item 14 (Description of Amendment/Modification).
- (1) Organize amendments or modifications under the appropriate Uniform Contract Format (UCF) section headings from the applicable solicitation or contract. The UCF table of contents, however, shall not be set forth in this document
- (2) Indicate the impact of the modification on the overall total contract price by inserting one of the following entries:
- (i) Total contract price increased by \$ \_\_\_\_\_
- (ii) Total contract price decreased by \$ \_\_\_\_\_
- (iii) Total contract price unchanged.
- (3) State reason for modification.
- (4) When removing, reinstating, or adding funds, identify the contract items and accounting classifications.
- (5) When the SF 30 is used to reflect a determination by the contracting officer of the amount due in settlement of a contract terminated for the convenience of the Government, the entry in Item 14 of the modification may be limited to --
- (i) A reference to the letter determination; and
- (ii) A statement of the net amount determined to be due in settlement of the contract.
- (6) Include subject matter or short title of solicitation/contract where feasible.
- (i) Item 16B. The contracting officer's signature is not required on solicitation amendments. The contracting officer's signature is normally affixed last on supplemental agreements.

## Description of Amendment/Modification

Subj: GS-09-P-16-KS-D-7146 (GS-09P-14-KSC- 0003), Los Angeles ESPC

The purpose of this modification is to exercise Option 4 for Basic Services that includes Operations, Maintenance & non-reimbursable repairs and **Vertical Transportation Equipment (VTE) maintenance for** the following federal buildings: The Los Angeles Federal Building (CA0150CC) located at 300 N. Los Angeles Street, Los Angeles, CA; **the Edward R. Roybal Federal Building & U.S. Courthouse (CA0283CC) located at 255 Temple Street, Los Angeles, CA;** and the Social Security Administration Federal Building (CA0194ZZ) located at 6303 Rugby Avenue, Huntington Park, CA.

The contract price is increased by \$3,105,426.66, from (b) (4) to (b) (4) and the period of performance is extended an additional 12 months from January 1, 2018 through December 31, 2018. The equitable adjustment for wages will be issued under a separate modification.

The monthly price for this option period is \$258,785.56.  
The annual price for this option period is \$3,105,426.66.

All other terms and conditions of the contract remains unchanged and in full force and effect.

## SF30 List of Accounting Strings

Accounting String	Amount Obligated
PJ5JB0559.2012.192X.09.P092L220.PG61.PGA38.K08.....	\$0.00
PJ5JB0559.2014.192X.09.P092L220.PG61.PGA45.K08..CA0150CC.....	\$273,345.60
PJ5JB0559.2016.192X.09.P092L210.PG61.PGA38.M06.JCA00029.CA0295ZZ.090.....	\$20,190.85
PJ5JB0559.2016.192X.09.P092L220.PG61.PGA38.M06.JCA00031.CA0194ZZ.016.....	\$2,509.77
PJ5JB0559.2016.192X.09.P092L210.PG61.PGA38.R60.JCA00030.CA0295ZZ.091.....	\$39,486.75
PJ5JB0559.2016.192X.09.P092L220.PG61.PGA38.R60.JCA00032.CA0194ZZ.016.....	\$4,908.29
PJ5JB0559.2016.192X.09.P092L220.PG61.PGA38.R60.JCA00026.CA0150CC.218.....	\$302,425.59
PJ5JB0559.2016.192X.09.P092L210.PG61.PGA38.R60.JCA00028.CA0273ZZ.138.....	\$10,213.37
PJ5JB0559.2016.192X.09.P092L220.PG61.PGA47.K07..CA0150CC.....	\$24,247.65
PJ5JB0559.2016.192X.09.P092L220.PG61.PGA47.K07..CA0194ZZ.....	\$393.53
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PJ5JB0559.2014.192X.09.P092L220.PG61.PGA46.K08..CA0150CC.....	\$181,501.56
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PJ5JB0559.2017.192X.09.P092L220.PG61.PG413.N20.RCA49750.CA0150CC.284.....RCA49750CA0150CC.CIPIMP.4..	\$217,496.98
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PJ5JB0559.2015.192X.09.P092L220.PG61.PGA46.K08..CA0194ZZ.....	\$3,095.20
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PJ5JB0559.2015.192X.09.P092L220.PG61.PGA46.K08..CA0283CC.....	\$102,142.16
PJ5JB0559.2015.192X.09.P092L220.PG61.PGA47.K08..CA0283CC.....	\$45,671.52
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PJ5JB0559.2014.192X.09.P0920002.PG55.PGH30.N20.VCA01285.CA0273ZZ.075.....	\$220,000.00
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PJ5JB0559.2016.192X.09.P092L210.PG61.PGA38.M06.JCA00027.CA0273ZZ.137.....	\$5,222.42

PJ5JB0559.2016.192X.09.P092L220.PG61.PGA38.M06.JCA00025.CA0150CC.217.....

\$154,639.96

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ITEM NO., FORM OR STOCK NUMBER	DESCRIPTION OF ARTICLES OR SERVICES	QUAN-TITY	UNIT OF ISSUE	UNIT PRICE	AMOUNT	
2040	<p>OPTION 4: January 1, 2018 - December 31, 2018 Basic Service (O&amp;M - LA Fed Bldg/300 N. LA)</p> <p>OPTION 4: January 1, 2018 - December 31, 2018 Basic Services: Operations, Maintenance and nonreimbursable Repairs at the Los Angeles Federal Building (CA0150CC) 300 N. Los Angeles St</p> <p>PJ5JB0559.2018.192X.09.P092L220</p> <p>PG61.PGA47.K08..CA0150CC.....</p> <p>Obligated: (b) (4)</p> <p>PoP: 01/01/2018 - 12/31/2018</p>	(b) (4)				
2041	<p>OPTION 4: January 1, 2018 - December 31, 2018 Vertical Transportation Equipment (VTE) maintenance Federal Building (CA0150CC) 300 N. Los Angeles S</p> <p>OPTION 4: January 1, 2018 - December 31, 2018 Vertical Transportation Equipment (VTE) maintenance Federal Building (CA0150CC) 300 N. Los Angeles S</p> <p>PJ5JB0559.2018.192X.09.P092L220</p> <p>PG61.PGA44.K08..CA0150CC.....</p> <p>Obligated: (b) (4)</p> <p>PoP: 01/01/2018 - 12/31/2018</p>					
2042	SECOND TEST ELECTRICIAN TEST					

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ITEM NO., FORM OR STOCK NUMBER	DESCRIPTION OF ARTICLES OR SERVICES	QUAN-TITY	UNIT OF ISSUE	UNIT PRICE	AMOUNT	
3040	<p>DURING OPTION 4: January 1, 2018 - December 31, 2018 OPTIONAL: 3 - Year Electrician Testing. Inspection and maintenance) maintenance Federal Building (CA0150CC) 300 N. Los Angeles S SECOND TEST ELECTRICIAN TEST DURING OPTION 4: January 1, 2018 - December 31, 2018 OPTIONAL: 3 - Year Electrician Testing. Inspection and maintenance) maintenance Federal Building (CA0150CC) 300 N. Los Angeles S PJ5JB0559.2018.192X.09.P092L220 PG61.PGA41.K08..CA0150CC..... Obligated (b) (4)</p> <p>PoP: 01/01/2019 - 12/31/2019</p> <p>OPTION 4: January 1, 2018 - December 31, 2018 Basic Service (O&amp;M - Roybal FB/USCH &amp; 255 Temple St.) OPTION 4: January 1, 2018 - December 31, 2018 Basic Services: Operations, Maintenance and nonreimbursable Repairs: Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple St PJ5JB0559.2018.192X.09.P092L220 PG61.PGA47.K08..CA0283CC..... Obligated (b) (4)</p>	(b) (4)				

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					13	14
ITEM NO., FORM OR STOCK NUMBER	DESCRIPTION OF ARTICLES OR SERVICES	QUAN-TITY	UNIT OF ISSUE	UNIT PRICE	AMOUNT	
3041	<p>PoP: 01/01/2018 - 12/31/2018</p> <p>OPTION 4: January 1, 2018 - December 31, 2018 Vertical Transportation Equipment (VTE) maintenance Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple St</p> <p>OPTION 4: January 1, 2018 - December 31, 2018 Vertical Transportation Equipment (VTE) maintenance Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple St</p> <p>PJ5JB0559.2018.192X.09.P092L220 PG61.PGA44.K08..CA0283CC..... Obligated: (b) (4)</p> <p>PoP: 01/01/2018 - 12/31/2018</p>	(b) (4)				
3042	<p>SECOND ELECTRICIAN TEST DURING OPTION 4 : January 1, 2018 - December 31, 2018 OPTION: 3 - Year Electrician Testing. Inspection and maintenance) maintenance Edward R. Roybal Federal Buildingn&amp; U.S. Courthouse (CA0283CC) 255 Temple St</p> <p>SECOND ELECTRICIAN TEST DURING OPTION 4 : January 1, 2018 -</p>					

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					14	14
ITEM NO., FORM OR STOCK NUMBER	DESCRIPTION OF ARTICLES OR SERVICES	QUAN-TITY	UNIT OF ISSUE	UNIT PRICE	AMOUNT	
4040	December 31, 2018 OPTION: 3 - Year Electrican Testing. Inspection and maintenance) maintenance Edward R. Roybal Federal Buildingn& U.S. Courthouse (CA0283CC) 255 Temple St PJ5JB0559.2018.192X.09.P092L220 PG61.PGA41.K08..CA0283CC..... Obligated: (b) (4)	(b) (4)				
	PoP: 01/01/2019 - 12/31/2019  OPTION 4: January 1, 2018 - December 31, 2018 Basic Services: Operations, Maintenance and nonreimbursable Repairs: Federal Building (CA0194ZZ) at SSA Building in Huntington Park, C OPTION 4: January 1, 2018 - December 31, 2018 Basic Services: Operations, Maintenance and nonreimbursable Repairs: Federal Building (CA0194ZZ) at SSA Building in Huntington Park, C PJ5JB0559.2018.192X.09.P092L220 PG61.PGA47.K08..CA0194ZZ..... Obligated: (b) (4)					
	PoP: 01/01/2018 - 12/31/2018					